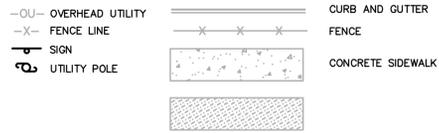


VICINITY MAP NTS

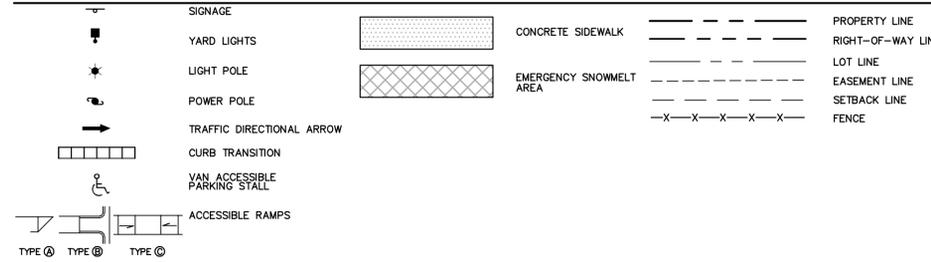
PINEVILLE PUBLIC WORKS NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH PINEVILLE PUBLIC WORKS INSPECTOR.
- ALL ROAD IMPROVEMENTS, INCLUDING CURB CUTS ON TOWNE CENTRE BOULEVARD ARE TO BE COORDINATED WITH THE PINEVILLE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTION. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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.
- IN ORDER TO ENSURE DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO PINEVILLE PUBLIC WORKS PRIOR TO CONSTRUCTION.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE PINEVILLE PUBLIC WORKS INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE PINEVILLE PUBLIC WORKS INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO PINEVILLE PUBLIC WORKS IN ACCORDANCE WITH THE PINEVILLE PUBLIC WORKS SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO THE PINEVILLE PUBLIC WORKS FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- NON-STANDARD ITEMS (E.G. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH PINEVILLE PUBLIC WORKS BEFORE INSTALLATION.
- 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.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREET. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT PINEVILLE PUBLIC WORKS.
- NO DEMOLITION LANDFILLS WILL BE PERMITTED ON SITE. CONTRACTOR TO COORDINATE REMOVAL/RELOCATION OF DEMOLITION MATERIAL TO APPROVED OFF-SITE LOCATION FOR DISPOSAL.
- ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCEAs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT PINEVILLE PUBLIC WORKS TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT PINEVILLE PUBLIC WORKS AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CONSTRUCTION. CONTRACTOR SHALL CONTACT PINEVILLE PUBLIC WORKS.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT PINEVILLE PUBLIC WORKS.

EXISTING SITE LEGEND



SITE LEGEND



PARKING SUMMARY

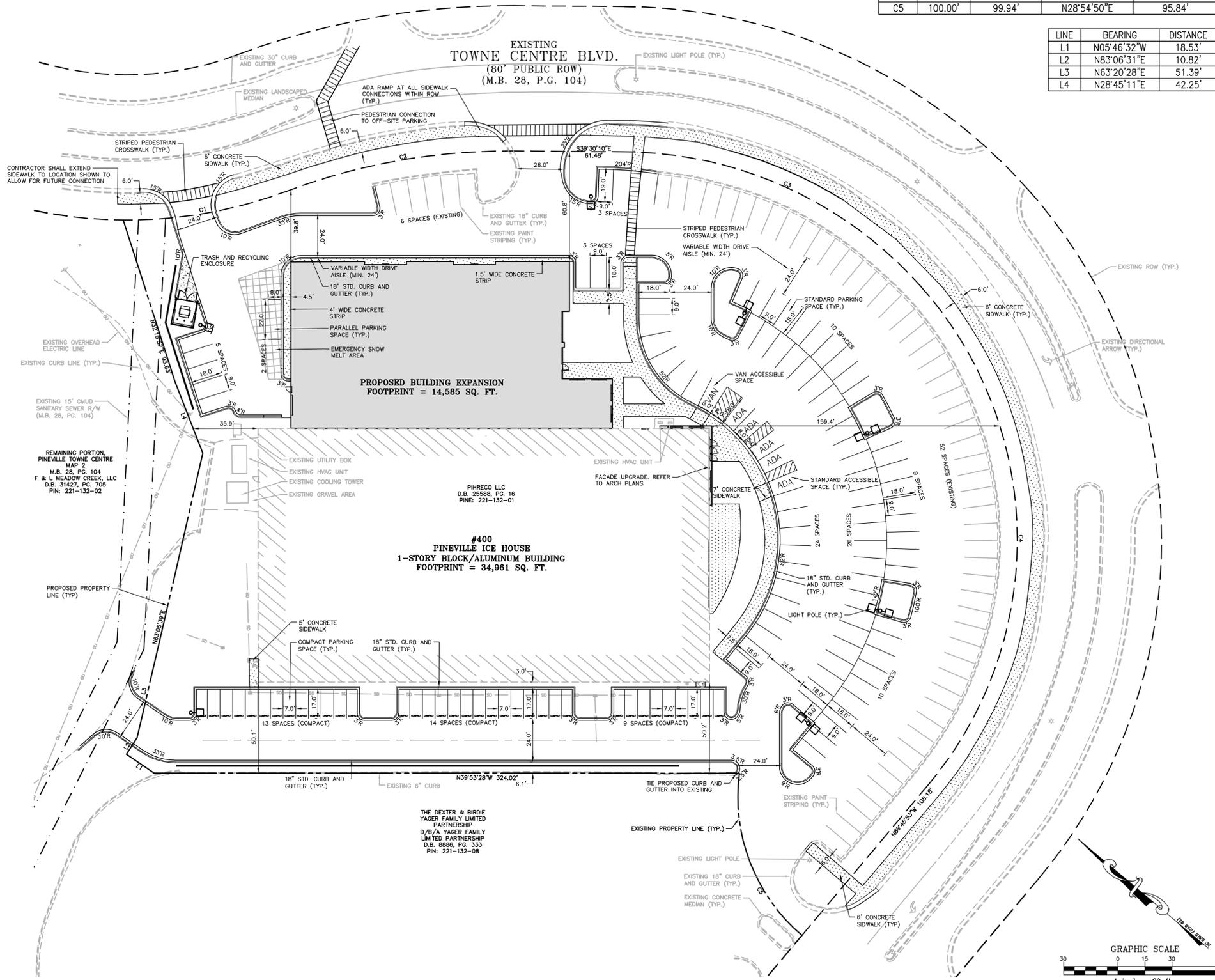
EXISTING BUILDING SF: 35,000 SF
 EXISTING PARKING PROVIDED: 175 SPACES (1 SPACE/200 SF)
 EXISTING PARKING PROVIDED: 110 SPACES
 PROPOSED BUILDING: 14,585 SF
 PROPOSED PARKING REQUIRED: 73 SPACES (1 SPACE/200 SF)
 TOTAL PARKING REQUIRED: (175 + 73) X 75% = 186 SPACES
 TOTAL ON-SITE PARKING PROVIDED: 186 SPACES
 OFF-SITE PARKING (PER AGREEMENT): 15 SPACES
 TOTAL PARKING (ON-SITE AND OFF-SITE): 201 SPACES

SITE DATA

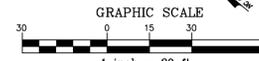
DEVELOPER			
PIHRECO LLC ATTN: JEFF CLARK (JEFF.CLARK@PIHRECO.COM) 400 TOWNE CENTRE BLVD PINEVILLE, NC 28134			
PARENT PARCEL	TAX ID	AC	ZONING
TRACT	22113201	3.5	B-4
CURRENT USE:	ICE HOUSE		
MAXIMUM GROSS FLOOR AREA OF PROVIDENCE ROAD SETBACK (FROM EXISTING BACK OF CURB):	SEE SMALL AREA PLAN		
PARKING SPACES REQUIRED:	186 SPACES		
PARKING ON-SITE SPACES PROVIDED (INCLUDING COMPACT):	186 SPACES		
COMPACT PARKING SPACES PROVIDED:	36 SPACES		
HANDICAP PARKING SPACES PROVIDED:	6 SPACES		
HANDICAP PARKING SPACES PROVIDED (INCLUDING ONE VAN ACCESSIBLE SPACE):	6 SPACES		

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	252.22'	92.52'	S49°52'18"E	92.00'
C2	350.30'	127.53'	S49°56'54"E	126.83'
C3	222.49'	185.35'	S15°42'29"E	180.03'
C4	209.51'	300.43'	S49°12'33"W	275.35'
C5	100.00'	99.94'	N28°54'50"E	95.84'

LINE	BEARING	DISTANCE
L1	N05°46'32"W	18.53'
L2	N83°06'31"E	10.82'
L3	N63°20'28"E	51.39'
L4	N28°45'11"E	42.25'



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
 3436 Torrington Way
 Suite 110
 Charlotte, North Carolina 28277
 License No.: C-0293
 (800) 753-5646 • McAdamsCo.com



REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:
 PIHRECO LLC
 400 TOWNE CENTRE BLDV
 PINEVILLE, NC 28134

PINEVILLE ICE HOUSE
400 TOWNE CENTRE BOULEVARD
 PINEVILLE, NORTH CAROLINA

SITE PLAN

PROJECT NO:	WGM-17000
FILENAME:	WGM17000-S1
CHECKED BY:	BGP
DRAWN BY:	JBW
SCALE:	1" = 30'
DATE:	3-31-17
SHEET NO.:	C-3

