

PROPOSED FACILITY FOR:

AXIFLOW TECHNOLOGIES, INC

OLD HICKORY LOT 48 – STINSON-HARTIS RD.
INDIAN TRAIL, NORTH CAROLINA 28079

CONTACTS

CIVIL ENGINEER:

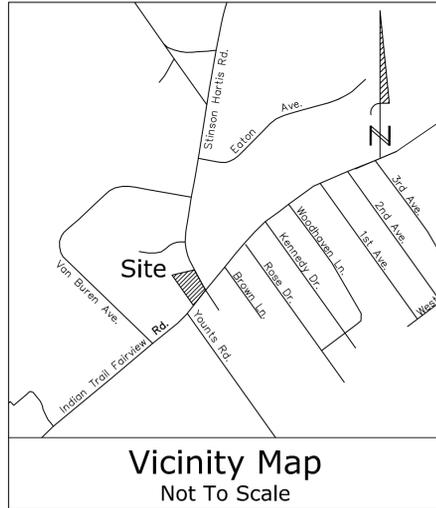
CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NC 28110
PHONE: 704-893-3733
CHRISHOPE@CAROLINA.RR.COM

GENERAL CONTRACTOR:

CUMMINGS CONSTRUCTION CORPORATION
ATTN: Mike Cummings
POST OFFICE BOX 692
MATTHEWS, NC 28106
PHONE: 704-845-9868
mike@cummingsconst.com

PROJECT DATA

- EXISTING OWNER: AXIFLOW TECHNOLOGIES
P.O. BOX 17410
TAMPA, FL 33682
- DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
- SITE ADDRESS: OLD HICKORY LOT 48
STINSON-HARTIS RD
- PARCEL I.D.: 07-081-309
- SITE LOCATION: INDIAN TRAIL
- LOT SIZE: 1.913 ACRES (83,330 SF)
- DISTURBED SOIL: 2.0 ACRES (87,120 SF)
- ZONING: GBD
- ZONING OF ADJOINING PARCELS: LI
- SETBACKS:
FRONT= 50' BUILDING SETBACK
FRONT PARKING SETBACK = 50'
SIDE YARD = 20'
REAR YARD = 50'
SIDE AND REAR PARKING SETBACK = 20'
- EXISTING USE: VACANT
- PROPOSED USE: OFFICE/WAREHOUSE
- PROPOSED BUILDING AREA: 3,900 sf office + 10,600 sf whse
14,500 sf total under roof
- PROPOSED IMPERVIOUS AREA: 0.90 ACRES (39,204 SF)
- SOILS TYPE: CmB, BuB
- RECEIVING WATER COURSE: NORTH FORK CROOKED CREEK
- THIS SITE IS LOCATED IN THE OLD HICKORY MASTER PLAN AREA, AND WILL COMPLY WITH ALL APPLICABLE GUIDELINES.



SURVEY & UTILITIES NOTES

ALL BOUNDARY, TOPOGRAPHICAL, AND EXISTING INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PROVIDED BY:

EAGLE ENGINEERING.
2013A VAN BUREN AVENUE
INDIAN TRAIL, N.C. 28079
PH: 704-884-4222

LOCATION OF UNDERGROUND UTILITIES AS PRESENTED ARE APPROXIMATE.

UTILITIES SHOULD BE LOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.

A CERTIFIED SURVEYOR IS TO LAY OUT THE CORNERS OF THE BUILDING PRIOR TO CONSTRUCTION.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811, ITS THE LAW.

PARKING REQUIREMENTS:

OFFICE - 1 SPACE PER 400 SF

WAREHOUSE - 1 SPACE PER EMPLOYEE ON THE BUSIEST SHIFT BUT NOT LESS THAN 1 PARKING SPACE PER 5,000 SF DEVOTED TO WAREHOUSING OR STORAGE AREA

CALCULATIONS:

OFFICE - 3,900/400 = 10 SPACES
WAREHOUSE - 15,082 /5,000 = 3

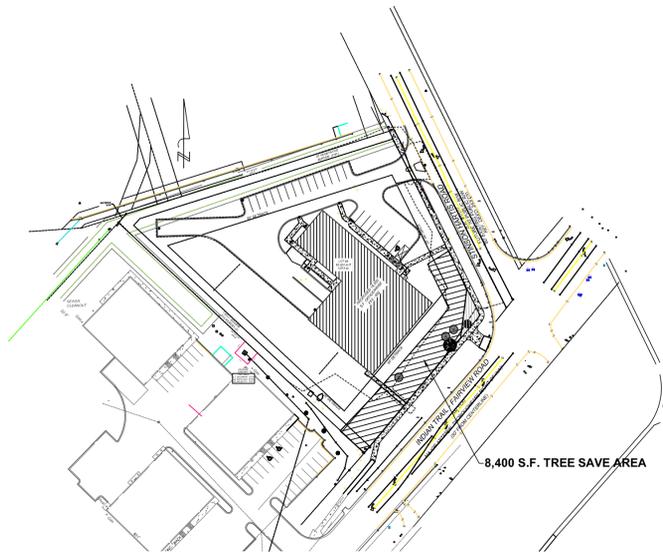
TOTAL SPACES REQUIRED: 13 SPACES
TOTAL SPACES PROVIDED: 23 SPACES

H/C ACCESSIBLE SPACES REQUIRED: 1 SPACE
H/C ACCESSIBLE SPACES PROVIDED: 1 SPACE

BICYCLE PARKING:

1 BICYCLE PARKING SPACE REQUIRED FOR EVERY 25 VEHICLE PARKING SPACES

26 VEHICLE SPACES = 1 BICYCLE SPACES REQUIRED
2 BICYCLE SPACES PROVIDED



OVERALL SITE REFERENCE PLAN - 1" = 100'

UTILITY COMPANY LISTINGS

POWER: UNION POWER COOPERATIVE
PH: 800-922-6840

GAS: NORTH CAROLINA NATURAL GAS
PH: 800-275-6264

CABLE: SPECTRUM CABLE
PH: 704-377-9600

PHONE: ALLTEL
PH: 800-632-4949

WATER/SEWER: UNION COUNTY PUBLIC WORKS
PH: 704-296-4210

TREE SAVE AREA:

A minimum of 10% of the total site (minus right-of-way, easements and ponds) is to be designated as tree save area

SITE AREA: 83,332 S.F.
10% TREE SAVE = 8,332 S.F.
TREE SAVE AREA PROVIDED = 8,345 S.F.



Know what's below.
Call before you dig.

D. ERIC SUTTON
Professional Engineer
6617 BERRYPATCH CT
CHARLOTTE, NC 28211
Eri@ericsuttonPE.com



Revisions 06/29/23
04/17/23

Scale

Drawn By

Checked By

Date 04/17/23

Job No 13722

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PROPOSED FACILITY FOR:

AXIFLOW TECHNOLOGIES, INC.

OLD HICKORY LOT 48 - 6915 STINSON-HARTIS RD.
INDIAN TRAIL, NORTH CAROLINA



CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

