

SURVEY LEGEND

- ⊕ BENCHMARK
- ⊗ CATCH BASIN
- ⊖ CLEAN OUT
- ⊕ DROP INLET
- ⊕ ELECTRIC MANHOLE
- ⊕ GAS MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ HYDRANT
- ⊕ EXISTING IRON PIPE
- ⊕ JUNCTION BOX
- ⊕ LAMP
- ⊕ MAILBOX
- ⊕ MONUMENT
- ⊕ NEW IRON PIPE
- ⊕ POWER PEDESTAL
- ⊕ POLE
- ⊕ SANITARY MANHOLE
- ⊕ SHRUB
- ⊕ SIGN
- ⊕ STORM DRAINAGE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TREE
- ⊕ WATER METER
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ WELL
- COMPUTED POINT

PROPOSED LEGEND

- MANHOLE
- HYDRANT
- WATER METER
- WATER VALVE
- CLEANOUT
- INLET
- TEE
- 90° BEND
- 45° BEND
- GUARDRAIL
- STORM PIPE

SITE DATA

1. PROPERTY OWNER/DEVELOPER
SPRINGS BUSINESS PARK - PHASE 3 LLC
805 TRADE STREET NW
SUITE 102
CONCORD, NORTH CAROLINA 28027
PH: 980-354-3700
2. PARCEL # 4690-50-2887
3. REFERENCES
D.B. 16286, PG. 0265
4. ADDRESS
600 PITTS SCHOOL ROAD NW
CONCORD, NORTH CAROLINA 28027
5. ZONING DISTRICT
I-1 LIGHT INDUSTRIAL
6. EXISTING USE: VACANT
7. PROPOSED USE: WAREHOUSE
8. RIVER BASIN: YADKIN RIVER
9. SOIL: P08, AA, CUB2, E08

NOTES

1. SUBJECT PARCEL IS NOT LOCATED IN ZONE "X" MINIMAL FLOOD RISK AREA ON ZONE AE ACCORDING TO NORTH CAROLINA FLOOD MAP NO. 3710489000, DATED NOVEMBER 5, 2008.
2. BOUNDARY AND TOPOGRAPHICAL SURVEY TAKEN FROM PLAN BY NORSTAR LAND SURVEYING, INC. 552-B NEWELL STREET NW, CONCORD, NC 28025, DATED February 23, 2022.
3. PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT.

ZONING DATA

ITEM	REQUIRED	ACTUAL
LOT SIZE	N/A	388,228.8 SF
MAX LOT COVERAGE	80%	5.62 AC (80%)
MIN LOT WIDTH	50 FT	354.63 FT
MIN OPEN SPACE	N/A	3.78 AC (50.07%)
MIN SETBACKS (BUILDING)		
FRONT	30 FT	65.95 FT
REAR	10 FT	232.22 FT
SIDE	10 FT	75.00 FT
MAX. BLDG. HGT.	72 FT	39 FT

PARKING

REQUIRED PARKING
BUILDING C = 70,002 SF
ASSUME 15% SALES/OFFICE AREA = 10,500 SF
10,500 SF / 1,400 = 7.5 SPACES + 4 COMPANY VEHICLES = 32.25 SPACES REQUIRED

PARKING PROVIDED
55 REGULAR SPACES + 4 HC SPACES = 59 SPACES PROVIDED

LOADING SPACES REQUIRED

70,002 SF = 2 SPACES
LOADING SPACES PROVIDED
29 LOADING DOCK SPACES PROVIDED

BICYCLE PARKING

REQUIRED BICYCLE PARKING
4 SPACES PLUS 150,000 SF GFA (70,000 SF = 1.4 SPACES) =
4 + 1.4 = 5.4 = 5 BICYCLE SPACES REQUIRED

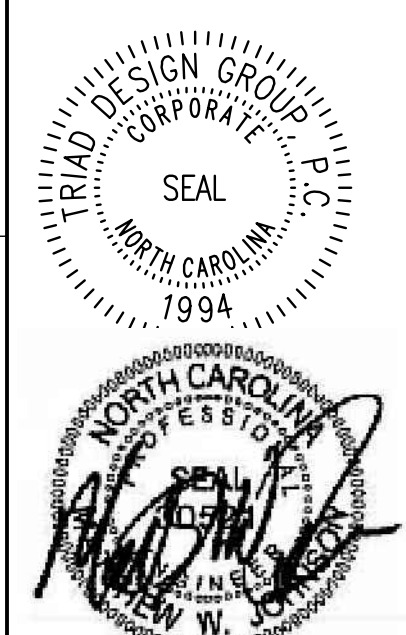
BICYCLE PARKING PROVIDED
6 SPACES PROVIDED



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NC Engineering Lic. C-1108



AUGUST 18, 2023
PROFESSIONAL OF RECORD:
MATTHEW W. JOHNSON, P.E.

Triad Design Group, P.C. shall not be responsible for construction means, methods, techniques, or conditions unless specifically stated on the drawings. The liability of public or contractor's employees or for the failure of the contractor to carry out the work in accordance with the contract documents.

SPRINGS PHASE 3
SHELL BUILDING
600 Pitts School Road
Concord, North Carolina

SUBMITTALS:

DATE	DESCRIPTION
05-04-23	PERMIT SET

REVISIONS:

NO	DATE	DESCRIPTION
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SHEET TITLE:
SITE PLAN SOUTH

Date: MAY, 2023
Drawn: Check: MWJ
Job Number: 23-027
Sheet:

C104

DRAWING NAME: P:\2023\Spring Phase 3 23-027 - C014 SITE SOUTH - 1/2/2024 11:11 AM

