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Reference Only



CIP REAL ESTATE

FORTUNE TECH
CENTER
4510 FORTUNE AVE
CONCORD, NC 28027

PROGRESS
04/25/2024



REV. DATE DESCRIPTION

ISSUE DESCRIPTION:

Progress Set

ISSUE DATE:

04/25/2024

PROJECT NO.:

20030.04

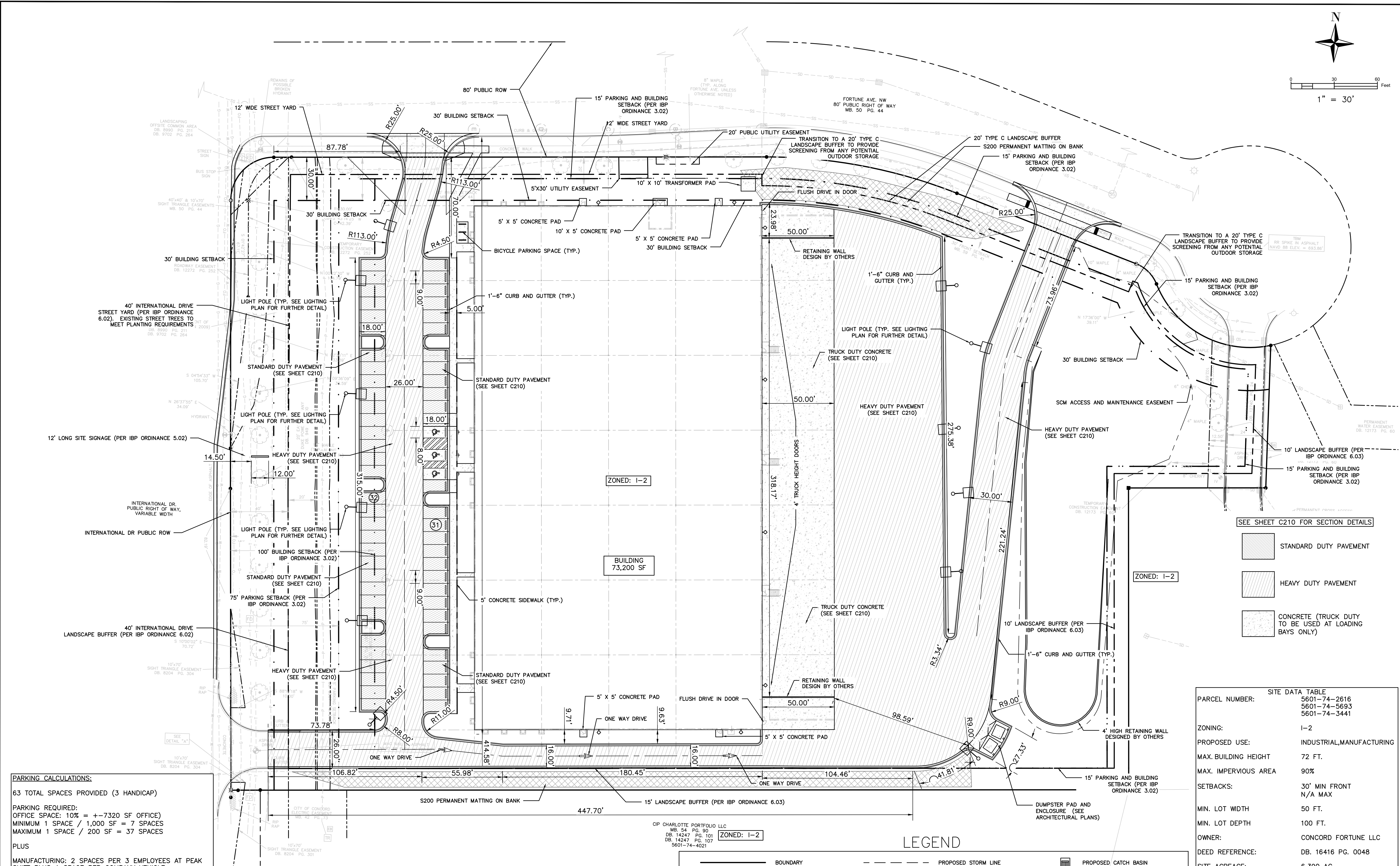
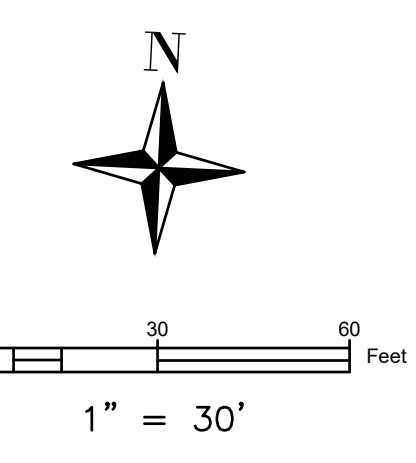
TITLE:

EXTERIOR
RENDERINGS

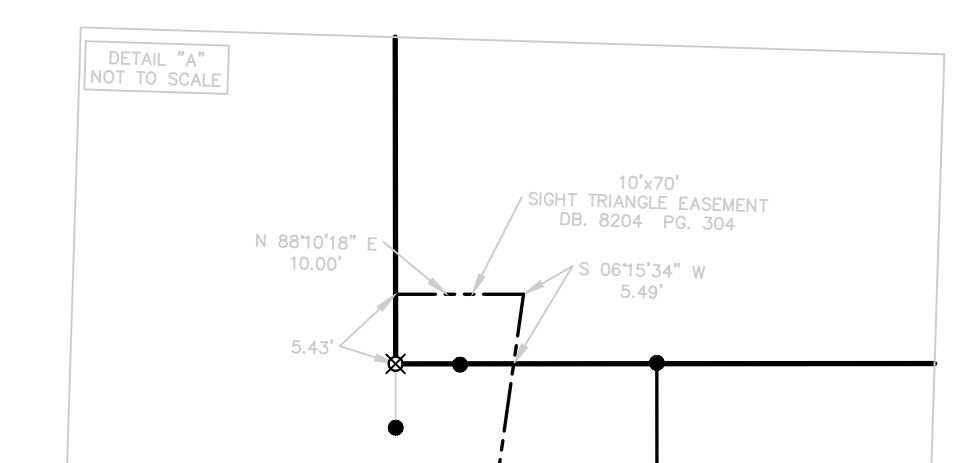
DRAWING NO.:

A-900

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PARKING CALCULATIONS:
 63 TOTAL SPACES PROVIDED (3 HANDICAP)
 PARKING REQUIRED:
 OFFICE SPACE: 10% = +7320 SF OFFICE)
 MINIMUM 1 SPACE / 1,000 SF = 7 SPACES
 MAXIMUM 1 SPACE / 200 SF = 37 SPACES
 PLUS
 MANUFACTURING: 2 SPACES PER 3 EMPLOYEES AT PEAK SHIFT PLUS 1 SPACE PER COMPANY VEHICLE
 ASSUME 80 EMPLOYEES IN THE MANUFACTURING AREA:
 80 EMPLOYEES * 2 SPACES / 3 EMPLOYEES = 53 SPACES.
 THEREFORE, A MINIMUM OF 60 SPACES REQUIRED (69 SPACES PROVIDED)
 BICYCLE PARKING CALCULATIONS:
 REQUIRED SPACES:
 4 SPACES PLUS 1 PER 50,000 SF GFA = 6 SPACES
 PROVIDED SPACES: 6 BICYCLE PARKING SPACES



ZONED: I-2

BUILDING
73,200 SF

ZONED: I-2

CIP CHARLOTTE PORTFOLIO LLC
 MB. 54 PG. 90
 DB. 14247 PG. 101
 DB. 14247 PG. 107
 5601-74-4021

LEGEND					
[Symbol]	BOUNDARY	[Symbol]	PROPOSED STORM LINE	[Symbol]	PROPOSED CATCH BASIN
[Symbol]	RIGHT OF WAY	[Symbol]	PROPOSED SEWER LINE	[Symbol]	PROPOSED DROP INLET
[Symbol]	EASEMENT	[Symbol]	PROPOSED WATER LINE	[Symbol]	PROPOSED STORM DRAIN MANHOLE
[Symbol]	PROPOSED CONCRETE	[Symbol]	EXISTING MAJOR CONTOUR	[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	PROPOSED CURB AND GUTTER	[Symbol]	EXISTING MINOR CONTOUR	[Symbol]	PROPOSED AREA DRAIN
[Symbol]	PROPOSED PAVEMENT	[Symbol]	EXISTING PAVEMENT	[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED CENTERLINE	[Symbol]	EXISTING WATER LINE	[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED MAJOR CONTOUR	[Symbol]	EXISTING SANITARY SEWER LINE	[Symbol]	PROPOSED GATE VALVE
[Symbol]	PROPOSED MINOR CONTOUR	[Symbol]	EXISTING GAS LINE	[Symbol]	SIGN
[Symbol]	PROPOSED DRAINAGE AREA	[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE	[Symbol]	TRUNCATED DOME
[Symbol]	PROPOSED DISTURBED AREA	[Symbol]	EXISTING UNDERGROUND POWER LINE		
[Symbol]	SILT FENCE	[Symbol]	EXISTING TREE LINE		
[Symbol]	TEMPORARY DIVERSION DITCH	[Symbol]	PARKING AND BUILDING SETBACK (PER IBP ORDINANCE 3.02)		
[Symbol]	LANDSCAPE BUFFER	[Symbol]	CONCORD ORDINANCE SETBACK		

SEE SHEET C210 FOR SECTION DETAILS

[Symbol]	STANDARD DUTY PAVEMENT
[Symbol]	HEAVY DUTY PAVEMENT
[Symbol]	CONCRETE (TRUCK DUTY TO BE USED AT LOADING BAYS ONLY)

SITE DATA TABLE	
PARCEL NUMBER:	5601-74-2616 5601-74-5693 5601-74-3441
ZONING:	I-2
PROPOSED USE:	INDUSTRIAL/MANUFACTURING
MAX. BUILDING HEIGHT	72 FT.
MAX. IMPERVIOUS AREA	90%
SETBACKS:	30' MIN FRONT N/A MAX
MIN. LOT WIDTH	50 FT.
MIN. LOT DEPTH	100 FT.
OWNER:	CONCORD FORTUNE LLC
DEED REFERENCE:	DB. 16416 PG. 0048
SITE ACREAGE:	6.390 AC
PROPOSED BUILDING HEIGHT:	41 FT

IMPERVIOUS AREA SUMMARY	
TOTAL SITE AREA	278,350 SF
BUILDING	73,200 SF
ASPHALT	86,052 SF
CONCRETE	4,276 SF
CURB AND GUTTER	4,491 SF
TOTAL IMPERVIOUS AREA	168,019 SF / 60.36%
MAX. IMPERVIOUS AREA ALLOWED	250,515 SF / 90%

DESCRIPTION	DATE	REVISION

FORTUNE TECH CENTER
 SITE LAYOUT PLAN

4510 FORTUNE AVENUE, CONCORD, NC 28027
 WGM DESIGN - SEAN DELAPP
 PROJECT NO.: 23002
 PROJECT MANAGER: NWU

DAYLIGHT ENGINEERING

NCBELS LICENSE: P-2772
 165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM

ENGINEERS SEAL
 NORTH CAROLINA PROFESSIONAL ENGINEER
 SEAL 047997
 NICHOLAS D. BUISE
 08/19/2024

C200