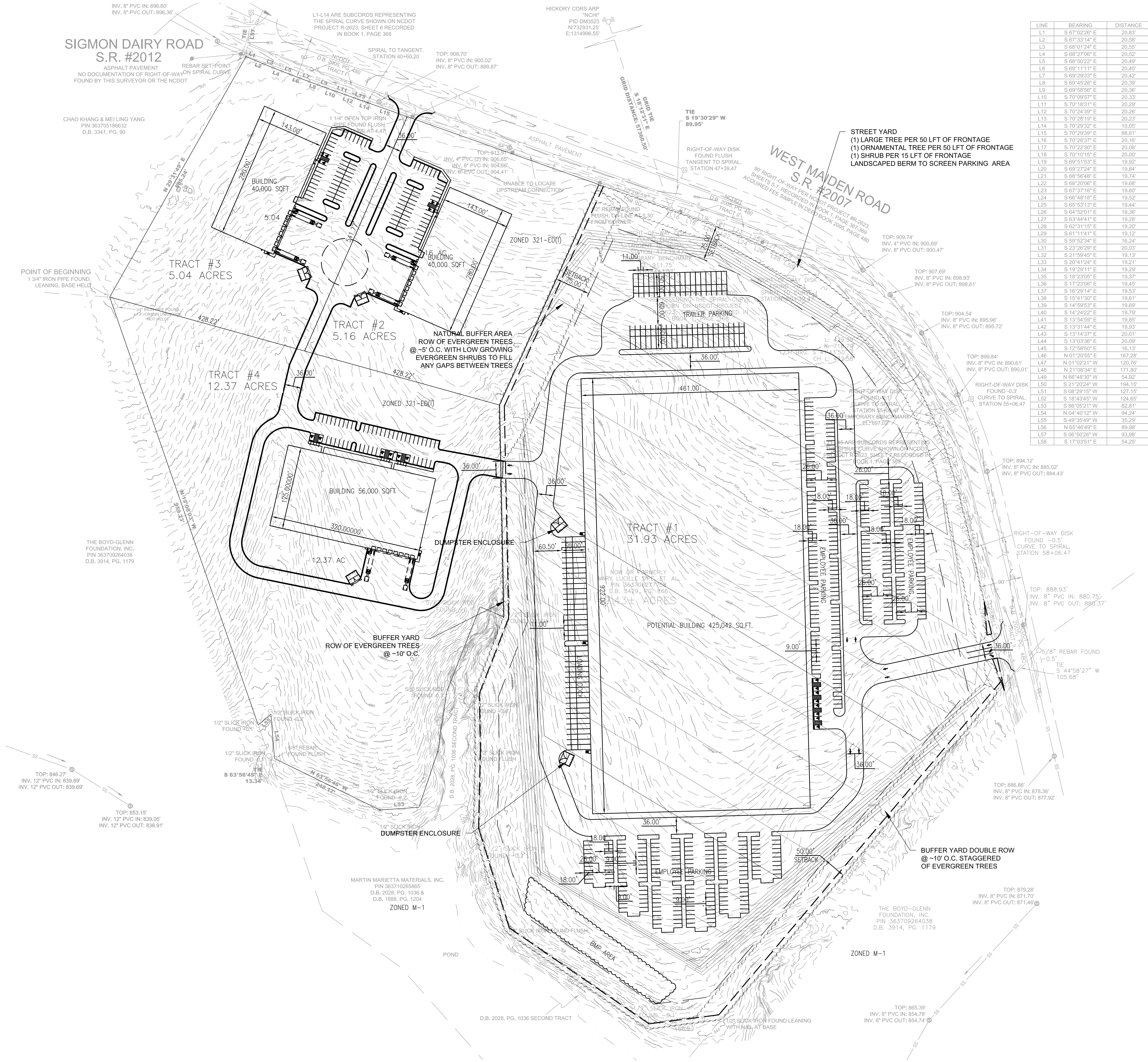




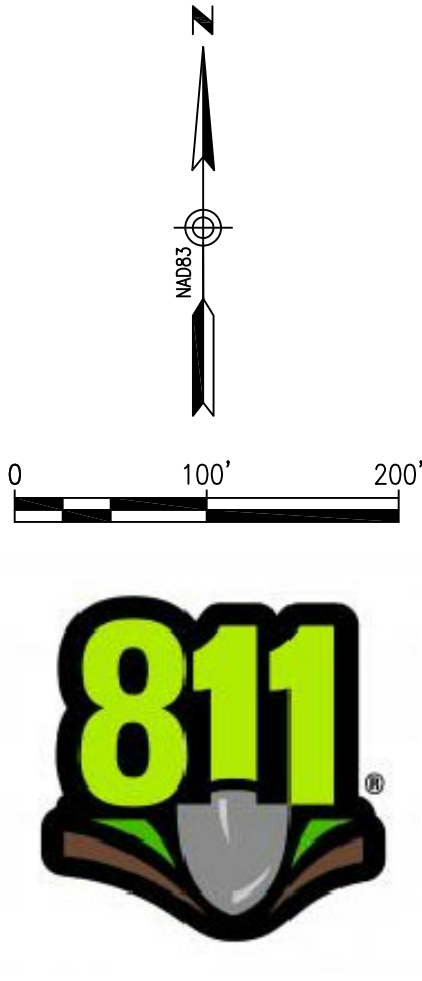
PROJECT DETAILS

- OWNER
- PARCEL I.D. NO. = 363706277008
- SITE ZONING = 321-ED(I)
- TOTAL SITE ACREAGE = 49.43 ACRES
TRACT 1: 31.93 AC
TRACT 2: 17.50 AC
- BUILDING SIZE: 425,042 SQ FT
PARKING: REQ'D MIN 425 = MAX 2,125 SPACES
PROVIDED 438 SPACES
- WATERSHED DISTRICT: NONE
- FLOOR AREA RATIO: (TRACT 1)
25.00-49.99 SITE ALLOWED 1:2.75
1,391,181 SQFT / 2.75 = 505,884 SQFT
PROPOSED: 425,042 SQFT
- SUBJECT PROPERTY IS IN DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FIRM PANEL #3710363700J

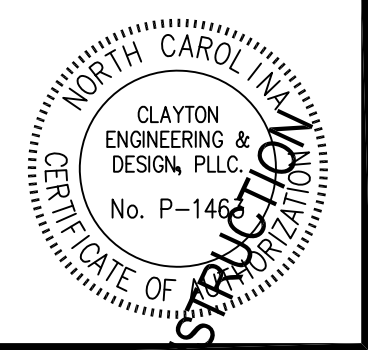
NOTES THIS SHEET:

- THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE CATAWBA COUNTY ENGINEERING DIVISION BEFORE ANY WORK BEGINS. THE OWNER SHALL NOTIFY THE CATAWBA COUNTY ENGINEERING DIVISION AT LEAST 7 CALENDAR DAYS PRIOR TO COMMENCING ANY WORK ON THE SITE. FAILURE TO PROVIDE REQUIRED NOTICE SHALL RESULT IN THE OWNERS RESPONSIBILITY TO UNCOVER ANY PRIOR BELOW-GRADE WORK FOR VISUAL INSPECTION BY THE ENGINEERING DIVISION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH CATAWBA COUNTY AND NCDOT ENGINEERING 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 INTERSECTIONS. THESE REQUIREMENTS SHALL BE ESTABLISHED BY THE INSPECTOR 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 IN WRITING FROM PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- POLE BASES AND ELECTRICAL DESIGN FOR PARKING LOT LIGHT POLES SHALL BE SUBMITTED PRIOR TO BEGINNING INSTALLATION.
- UNSUITABLE SUBBASE MATERIAL NOT IDENTIFIED BY THE SOIL TESTS, BUT LOCATED DURING CONSTRUCTION, MUST BE REMOVED FROM THE RIGHT-OF-WAY AND REPLACED WITH BACKFILL.
- WHERE VERTICAL CURB AND GUTTER EXIST, ALL DRIVEWAY RAMPS SHALL BE CONSTRUCTED OF PORTLAND CEMENT A MINIMUM OF 6-INCHES DEEP. THE RAMP MUST RISE 4-INCHES ABOVE THE FLOW LINE OF THE GUTTER AT A POINT NO CLOSER THAN 2- FEET FROM THE GUTTER.
- ALL WORK TO BE COMPLETED IN NCDOT R/W TO BE COORDINATED WITH NCDOT.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.

LINE	BEARING	DISTANCE
L1	S 67°02'26" E	20.83
L2	S 67°33'14" E	20.58
L3	S 68°01'24" E	20.55
L4	S 68°27'06" E	20.52
L5	S 68°50'22" E	20.49
L6	S 69°11'11" E	20.45
L7	S 69°29'33" E	20.42
L8	S 69°45'28" E	20.39
L9	S 69°58'56" E	20.36
L10	S 70°09'57" E	20.33
L11	S 70°18'31" E	20.29
L12	S 70°24'39" E	20.26
L13	S 70°28'19" E	20.23
L14	S 70°29'32" E	10.05
L15	S 70°29'39" E	88.61
L16	S 70°29'37" E	20.16
L17	S 70°22'30" E	20.08
L18	S 70°10'15" E	20.00
L19	S 69°51'53" E	19.92
L20	S 69°27'24" E	19.84
L21	S 68°58'48" E	19.74
L22	S 68°20'08" E	19.68
L23	S 67°37'16" E	19.60
L24	S 66°48'18" E	19.52
L25	S 65°53'13" E	19.44
L26	S 64°50'01" E	19.36
L27	S 63°44'41" E	19.28
L28	S 62°31'15" E	19.20
L29	S 61°11'41" E	19.12
L30	S 59°52'34" E	16.24
L31	S 23°28'29" E	20.03
L32	S 21°58'45" E	19.13
L33	S 20°41'24" E	19.21
L34	S 19°29'11" E	19.29
L35	S 18°23'05" E	19.37
L36	S 17°23'06" E	19.45
L37	S 16°29'14" E	19.53
L38	S 15°41'30" E	19.61
L39	S 14°59'53" E	19.69
L40	S 14°24'22" E	19.79
L41	S 13°54'59" E	19.85
L42	S 13°31'44" E	19.93
L43	S 13°14'37" E	20.01
L44	S 13°03'36" E	20.09
L45	S 12°58'50" E	16.13
L46	N 01°20'55" E	167.28
L47	N 01°02'21" W	120.76
L48	N 21°08'34" E	171.80
L49	N 66°48'30" W	54.92
L50	S 21°20'24" W	194.15
L51	S 08°29'15" W	127.15
L52	S 18°43'45" W	124.65
L53	S 48°05'21" W	82.81
L54	N 04°40'12" W	94.24
L55	S 49°35'49" W	35.29
L56	N 65°46'49" E	89.98
L57	S 06°50'26" W	93.98
L58	S 17°03'51" E	54.25



SITE PLAN
SCALE: 1" = 100'



NOT FOR CONSTRUCTION

CLAYTON
ENGINEERING & DESIGN
ENGINEERING & DESIGN

HICKORY, NC 28601
1209 9TH AVE NE, PO BOX 2351

1801 INDUSTRIAL PARK

MADEN, NORTH CAROLINA

INDUSTRIAL PARK

CIVIL SITE PLAN

JOB NUMBER: 24119
DATE: 07/28/25
DRAWN BY: EMB
CHECKED BY: WSC

REVISIONS		
NO.	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-

CSN103

SHEET - OF -