

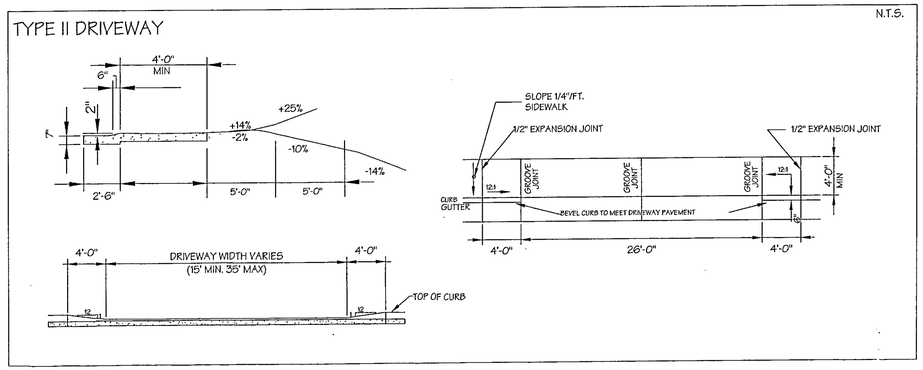
7505 ORR RD

20523102

1/4/2008

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M



GENERAL NOTES:

1. BOUNDARY INFORMATION SHOWN HERE IS BASED ON A BOUNDRY SURVEY BY PINNACLE LAND SURVEYING, INC. KLAUS E. KRUGER, LAND SURVEYOR LISENCE L-3808 DATED MAY 8, 2000
2. ALL PAVING AREAS TO BE OF 6" COMPACTED #57 STONE BASE EXCEPT DRIVEWAY ENTRANCES, SIDEWALK AND 10' APRON TO BE CONCRETE
4. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMU-REQUIRED BACKFLOW PREVENTER.
4. EACH CMU-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMU-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

ZONING CODE SUMMARY

PROJECT NAME: PINTO METAL FABRICATION
OWNER: CHRIS PINTO — PHONE # 704-596-8696
PLANS PREPARED BY: MEGA ARCHITECTURE — PHONE # 704-525-7737
ZONING: I-1 — JURISDICTION MECKLENBURG COUNTY
PREVIOUS USE: N/A
PROPOSED USE: MANUFACTURING
BUILDING HEIGHT: 23'-0" FEET — STORIES 1
BUILDING 7,800 SQ. FT. — GROSS FLOOR AREA 7,800 SQ. FT.
NUMBER OF UNITS/SUITES 1
LOT SIZE: 1 ACRE SQ FT / ACRE

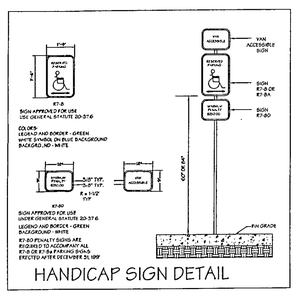
YARD REQUIREMENTS:
SETBACK (FR): 20 FT. — FROM R/W ___ FT. FROM CL OF R/W
SIDE YARD (L): 4 FT. — SIDE YARD (R): 0 FT.
REAR YARD: 10 FT.

REQUIRED BUFFERS:
FRONT: (NO)YES — REAR (NO)YES
SIDE (L): (NO)YES — SIDE (R): (NO)YES

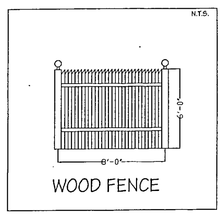
REQUIRED SCREENING:
FRONT: (NO)YES — REAR (NO)YES
SIDE (L): (NO)YES — SIDE (R): (NO)YES

PARKING ONLY: NO(YES)
PAVEMENT COVERAGE 13,484 SQ. FT. / ACRES
PARKING DATA
REQUIRED: 4 PROVIDED: 6 HANDICAP: 1
CARPOOL: 0 LOADING SP.: 1 COMPACT: 0

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY

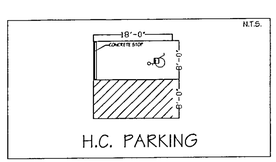


HANDICAP SIGN DETAIL

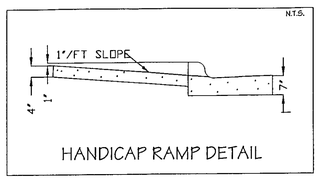


WOOD FENCE

DUMPSTER ENCLOSURE



H.C. PARKING



HANDICAP RAMP DETAIL

NOW OR FORMERLY
RICHARD W. WHITTLE
& WF DIANNE M.
DB 6418 PG 317
097-011-20

NOW OR FORMERLY
KENNETH G. PATE
DB 6329 PG 494
097-011-16
ZONING: R-3

100' SOUTHERN RAILROAD R/W
AREA IN R/R R/W
7724 SQ. FT
0.1773 ACRES

N 35° 13' 00" E 39.91'
N 34° 37' 00" E 48.92'
N 34° 05' 00" E 51.32'
N 33° 22' 00" E 9.03'
NIPS
NIPS
NIPS
NIPS
NIPS

IRON AT 20' FROM C/L RR-R/W
EIP - CONTROL CORNER
IRON AT 50.08' FROM C/L RR-R/W
SIP
IRON AT 50.45' FROM C/L RR-R/W

5' 5' 15'
100'
PROPOSED SEPTIC LEACH FIELD 400 L.F. DRAIN LINE
PARKING
WATER VALVE
PROPOSED SEPTIC TANK
DISTRIBUTION BOX
EIP

TOTAL INCL RR R/W
LOT 2
43,912 SQ. FT.
1.0081 ACRES

GRAVEL PAVING
10' CONCRETE APRON

(BASIS OF BEARINGS)
N 51° 28' 40" W
263.19' TOTAL to RR C/L

PROPSOED BUILDING

S 64° 15' 23" E
237.16' TOTAL to RR C/L
(87.94') FROM R/R R/W
(98.77') FROM ROAD R/W

UNDERGROUND POWER LINE
1 1/2" REDUCED PRESSURE PRINCIPLE TYPE BACKFLOW PREVENTER IN ABOVEGROUND INSULATED ENCLOSURE WITH DRAIN PORTS PER CMU REQUIREMENTS.

PROPOSED WELL FOR WATER SUPPLY
2" PVC TELE CONDUIT LINE
UNDERGROUND NATURAL GAS LINE
4" SANITARY SEWER LINE
VAN ACCESIBLE
1" PVC BUILDING WATER
WATER METER LOCATION

NOTE:
THERE ARE NO CURB, GUTTERS OR TYPE II DRIVEWAYS ALONG THIS PART OF ORE ROAD. MECKLENBURG COUNTY INSPECTOR MAY DETERMIND THAT GRAVEL MAY BE USED INSTEAD OF A TYPE II.
EIP - CONTROL CORNER

20' SETBACK

N 26° 38' 43" E
205.67'

NOTE:
CURB CUT FROM PARKING SPACE UP TO SIDEWALK SHALL BE 1" RISE IN 12" RUN = 6' MIN. RAMP LENGHT.

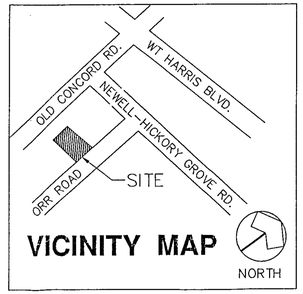
SIP
20' DRIVEWAY
20' DRIVEWAY
EDGE OF PAVEMENT
ORR ROAD
60' PUBLIC R/W
Concrete Culvert
NIPS

NOW OR FORMERLY
INDAL INC.
DB 7495 PG 234
097-011-27

NOW OR FORMERLY
EVERETT E. DUKES
DB 4789 PG 0706
097-097-11-21



SITE PLAN
SCALE: 1" = 20'

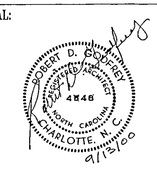


VICINITY MAP

MEGA
ARCHITECTURE, PA
MEGA ARCHITECTURE, PA. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 50970 NORTH CAROLINA CHARLOTTE, N.C.
308 CLANTON ROAD
CHARLOTTE, N.C. 28217
PHONE: 704-525-7737
FAX: 704-525-8988

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MEGA ARCHITECTURE PA

SEAL:


PINTO METAL FABRICATION

7517 ORR ROAD
CHARLOTTE, NC

REVISIONS:
1- ADDED SEPTIC FIELD & WELL 9-13-00

DATE: AUGUST 7, 2000
JOB NUMBER: 615
CHECKED BY: RDG
JOB CAPTAIN: ARM

TITLE:
SITE PLAN

SHEET NUMBER:
C1

COMMENTS:

4435B

Wealton Dept