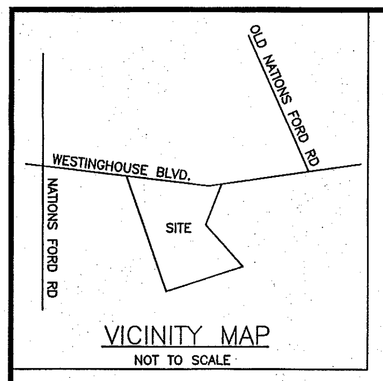
BBPX 2007-104 ENR



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	2914.79'	1362.09'	26°46'28"	1349.73'	N84°10'10"E
C2	320.77'	91.87'	16°24'34"	91.55'	N49°35'01"W

NOTE:
BUILDING (HABITAL SPACE) IS 407 S.F., WHICH IS LOWER THAN 1000 S.F. THEREFORE THERE IS NO REQUIREMENT FOR FIRE HYDRANT ON OR WITHIN 750' OF THE STRUCTURE PER RANDY TURNER CFD.

NOTE:
THIS IS AN EXISTING ASPHALT PLANT SITE, THAT IS RE-OPENING UNDER THE NEW OWNER - FEREBEE CORPORATION. NO ADDITIONAL GRADING, STONE OR ASPHALT WILL BE USED IN THE NEW BUILDING LOCATIONS.

SITE SUMMARY
DEVELOPER/OWNER: FEREBEE CORPORATION
P.O. BOX 480066
CHARLOTTE, NC 28269
(704) 509-2586
SITE ADDRESS: 830 E. WESTINGHOUSE BLVD.

TOTAL SITE AREA = 1,624,695 SF (37.229 AC)
ZONING: I-2
TAX PARCEL: 20506129
DB 5446 PG 68

SETBACKS
MINIMUM SETBACK FRONT - 20'
MINIMUM SETBACK REAR - 10'
MINIMUM SETBACK SIDE - 5'

TOTAL BLDG. AREA: 407 SF
TOTAL AREA DISTURBED: 0 AC.

PARKING REQUIRED: 0
PARKING PROVIDED: 3

EXISTING GRAVEL AREA: 3.14 ACRES
EXISTING ASPHALT AREA: 3.96 ACRES
TOTAL EXISTING IMPERVIOUS AREA: 7.10 ACRES
PROPOSED IMPERVIOUS AREA: 0.00 ACRES

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO EDGE OF ASPHALT OR EDGE OF GRAVEL UNLESS OTHERWISE NOTED.
2. SITE INFORMATION TAKEN FROM A MAP BY HELM'S SURVEYING COMPANY, DATED NOVEMBER 30, 2006.
3. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ETC... WITH APPROPRIATE UTILITY COMPANIES.
4. CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLISHING AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
5. CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH N.C.D.O.T. AND CITY OF CHARLOTTE.
6. ALL TRAFFIC SIGNS, STRIPE PAINTING ETC... TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
7. ALL LANDSCAPING AREAS TO HAVE A MINIMUM WIDTH FROM BACK OF CURB TO BACK OF CURB; MINIMUM TOTAL AREA 274 SQUARE FEET PER TREE.
8. ALL CONSTRUCTION TO CONFORM TO THE CHARLOTTE/MECKLENBURG CO. LAND DEVELOPMENT STANDARDS MANUAL DETAILS AND SPECIFICATIONS.
9. TYPICAL PARALLEL PARKING SPACE DIMENSION IS 10'x22'.
10. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT TE EXPENSE OF THE APPLICANT.
11. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
12. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
13. ANY REVISIONS TO THE SITE PLAN CANNOT PLACE OTHER ITEMS IN NON-COMPLIANCE. OWNER IS RESPONSIBLE FOR BRINGING THIS PROJECT INTO COMPLIANCE WITH ALL APPLICABLE CITY AND COUNTY CODES, LAND DEVELOPMENT STANDARDS, DRIVEWAY STANDARDS, EROSION CONTROL ORDINANCE AND NCDOT STATE REGULATIONS. THE SITE DESIGNER (CIVIL ENGINEER, LANDSCAPE ARCHITECT OR SURVEYOR) IS RESPONSIBLE FOR ACCURATELY POTRAYING THE ROAD RIGHT OF WAY ON THE PLANS. THE RIGHT OF WAY MUST BE RESEARCHED AND A TRUE REPRESENTATION OF THE LAND RIGHTS AS RECORDED IN THE DEED OF REGISTRAR OFFICE MUST BE SHOWN. ALL PROPOSED IMPROVEMENTS AND CONSTRUCTION WITHIN A MAINTAINED RIGHT OF WAY IS TO BE DONE IN ACCORDANCE WITH THE CDOT "WORK ARE TRAFFIC CONTROL HANDBOOK" (WATCH). RESUBMITTED PLANS MUST BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER, REGISTERED ARCHITECT OR LANDSCAPE ARCHITECT OR SURVEYOR.

ALL DESIGNS, DRAWINGS & SPECIFICATIONS DEPICTED ON THIS SHEET ARE PROPERTY OF TITAN ENGINEERING GROUP INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS SUBJECT TO LEGAL PROSECUTION. POSSESSION IN ANY FORM CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.

LOUIS B HICKMAN
UE MAX TRUCKING
PID# 20514104
DB 8136 PG 92

WESTINGHOUSE BLVD. 100' R/W

C1

EXISTING TREE LINE

OSSMH

37.229 AC.

EXISTING GRADES TO REMAIN

EDGE OF EXISTING GRAVEL

STORAGE AREAS EXISTING GRAVEL

TANK FARM
2 AG. TANKS
1 FUEL OIL TANK

HOT OIL HEATER (EP2)

BAGHOUSE (EP1)

COLD FEED BINS

PARALLEL PARKING

22'

10'

CONTROL CENTER

EXISTING ASPHALT

TRUCK TRAVEL PATH

34.75'

HMA SILOS (EP3, F1)

SCALES

EXISTING ASPHALT TO REMAIN

134'

R50'

14.2923'

EDGE OF EXISTING ASPHALT

S82°26'36"E
478.99'

10' X 70' AND 35' X 35' SIGHT TRIANGLES (TYP.)

EXISTING TYPE III DRIVE TO REMAIN

EXISTING DRIVE TO REMAIN

NEW ASPHALT DRIVE AREA
8" ABC
2" HB
2" I-1

PAINT STRIPES FOR SEPARATION IN MIDDLE OF DRIVE

EXISTING DRIVE TO BE RELOCATED IN THIS AREA

EDGE OF EXISTING ASPHALT

REMOVE EXISTING ASPHALT FROM WITHIN RAILROAD RIGHT OF WAY

REMOVE EXISTING ASPHALT FROM WITHIN RAILROAD RIGHT OF WAY

100' RR R/W

EXISTING TELEPHONE BOX

EXISTING FIBER OPTIC WARNING POST

N41°24'06"W
1762.66'

C1

EXISTING CULP
ROAD SR# 1130
60' R/W

AMON HOLDINGS, LLC
PID# 20506137
DB 18657 PG 969

INDUSTRIAL FIRE PROTECTION COMPANY
PID# 20506138
DB 9501 PG 438

RANDOLPH & SONS DEVELOPMENTS, LLC
PID# 20506123
DB 9688 PG 184

NOTE:
CONTRACTOR TO MEET WITH CITY OF CHARLOTTE INSPECTOR PRIOR TO CONSTRUCTING OR CHANGING ANY DRIVEWAYS. CONTRACTOR TO REFER TO CMLD STANDARDS AND DRIVEWAY STANDARDS 10.28.

DEVELOPER SHALL COORDINATE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION FOR ANY R/W AND IMPROVEMENT REQUIREMENTS ALONG I-85 SERVICE ROAD.

BEFORE YOU DIG
STOP
CALL 1 800 632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

50 0 25 50 100 200

SCALE: 1" = 50'

ENGINEERING\COMMERCIAL\PROJECTS\FEREBEE ASPHALT\CURRENT.dwg

ISSUE DATE: MAY 17, 2007

REVISIONS

NO.	DATE	DESCRIPTION

Titan Design Group, Inc.
CIVIL - SITE - LAND PLANNING - PROJECT MANAGEMENT
938 N. MARIETTA STREET, STE. 2, GASTONIA, N.C. 28054
PH: (704)-853-8812 FAX: (704)-853-8813

NORTH CAROLINA PROFESSIONAL SEAL 17596 ENGINEER FRANKLIN S. CRAIG

FEREBEE ASPHALT
830 E. WESTINGHOUSE BLVD.
PINEVILLE, N.C.

SITE PLAN

C-1

OF 6

FLOOR