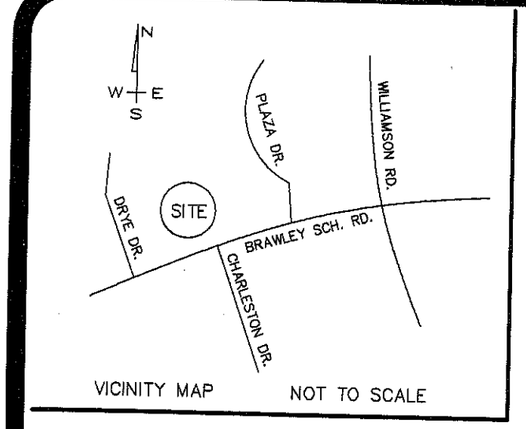


VICINITY MAP NOT TO SCALE

NOTES:

SITE AREA = 2.122 ACRES

IMPERVIOUS COVERAGE = 0.994 AC.

PERCENT IMPERVIOUS = 47%

OWNER/DEVELOPER
PILOT DEVELOPERS, LLC
450 AUCTION DRIVE
SALISBURY, NC 28144
ERIC M. WOOD,
MEMBER/MANAGER
PHONE; 704-202-1524

NOTES:

1. ZONING: NB
2. SETBACKS:

FRONT: = 30'
SIDE YARD: = 10'
REAR YARD: = 10'
CORNER LOT: = 20'

3. TAX PARCEL: 4647013588 & 4647013786 ARE BEING RECOMBINED INTO ONE PARCEL.
4. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY KESTLER SURVEYING, INC.
5. ALL DIMENSIONS, RELATIVE TO CURB AND GUTTER, ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. PARKING SUMMARY:

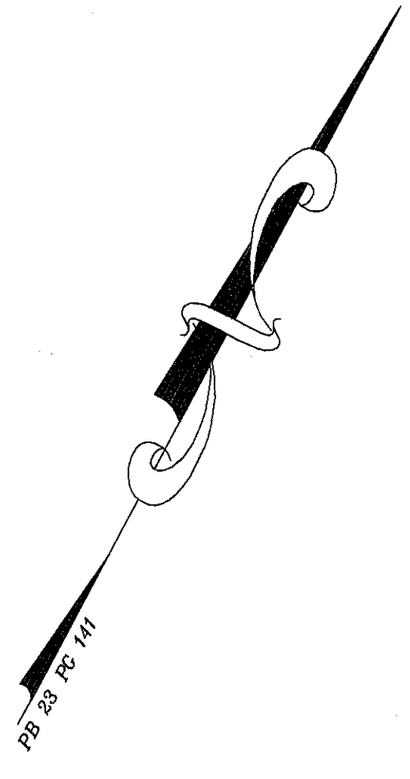
15,400 SQ.FT. RETAIL – 1 PARKING SPACE PER 250 SQ.FT.

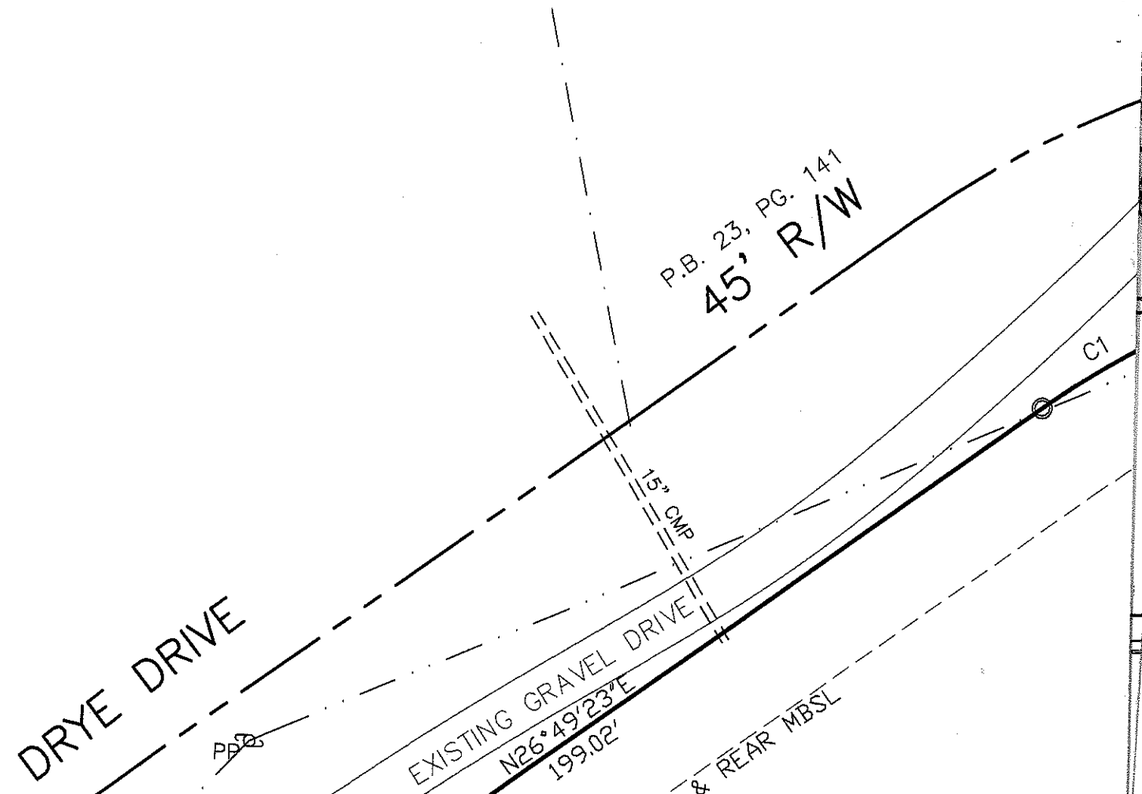
62 PARKING SPACES REQUIRED

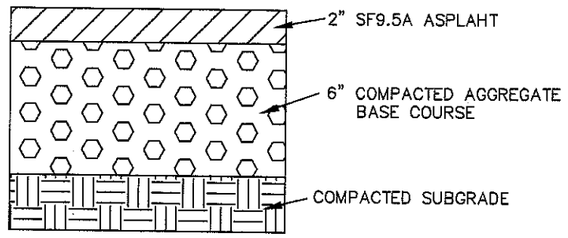
PARKING PROVIDED = 59 REGULAR SPACES
+ 3 HANDICAP SPACES

62 TOTAL SPACES PROVIDED

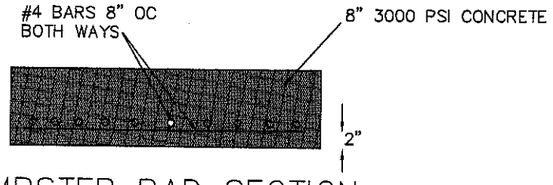
7. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND TOWN OF MOORESVILLE/ IREDELL COUNTY SIGN ORDINANCE.
8. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, IREDELL COUNTY, AND TOWN OF MOORESVILLE REGULATIONS.
9. ALL FINISHED GRADES ARE TO TOP OF PAVEMENT.
10. EROSION CONTROL PERMIT REQUIRED FROM IREDELL COUNTY.
11. DEED REF: 1797/2171 & 1873/1720
12. WATER SHALL BE PURVIDED BY







TYPICAL PAVEMENT SECTION
N.T.S.



DUMPSTER PAD SECTION

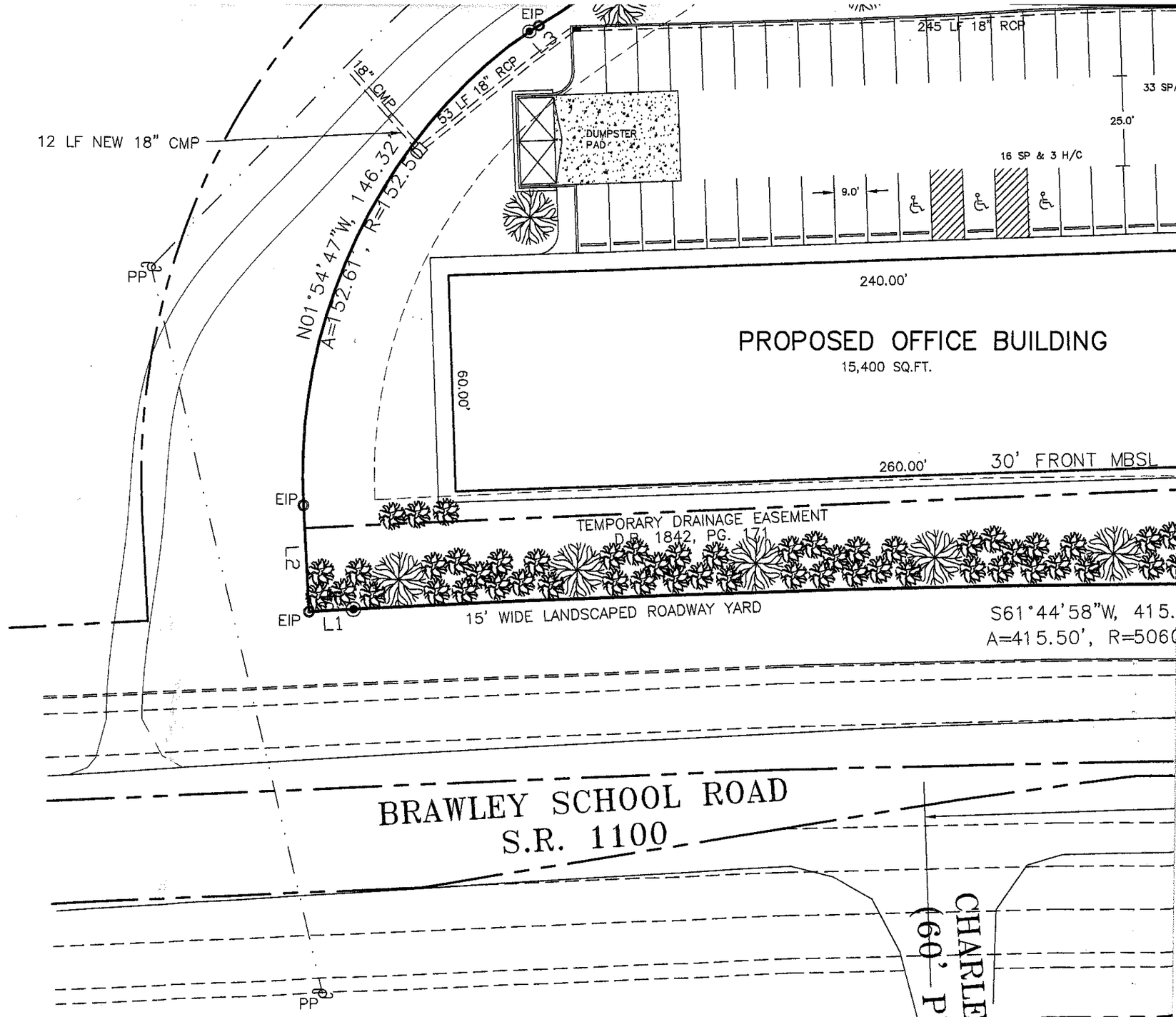
LEGEND

R/W = RIGHT-OF-WAY

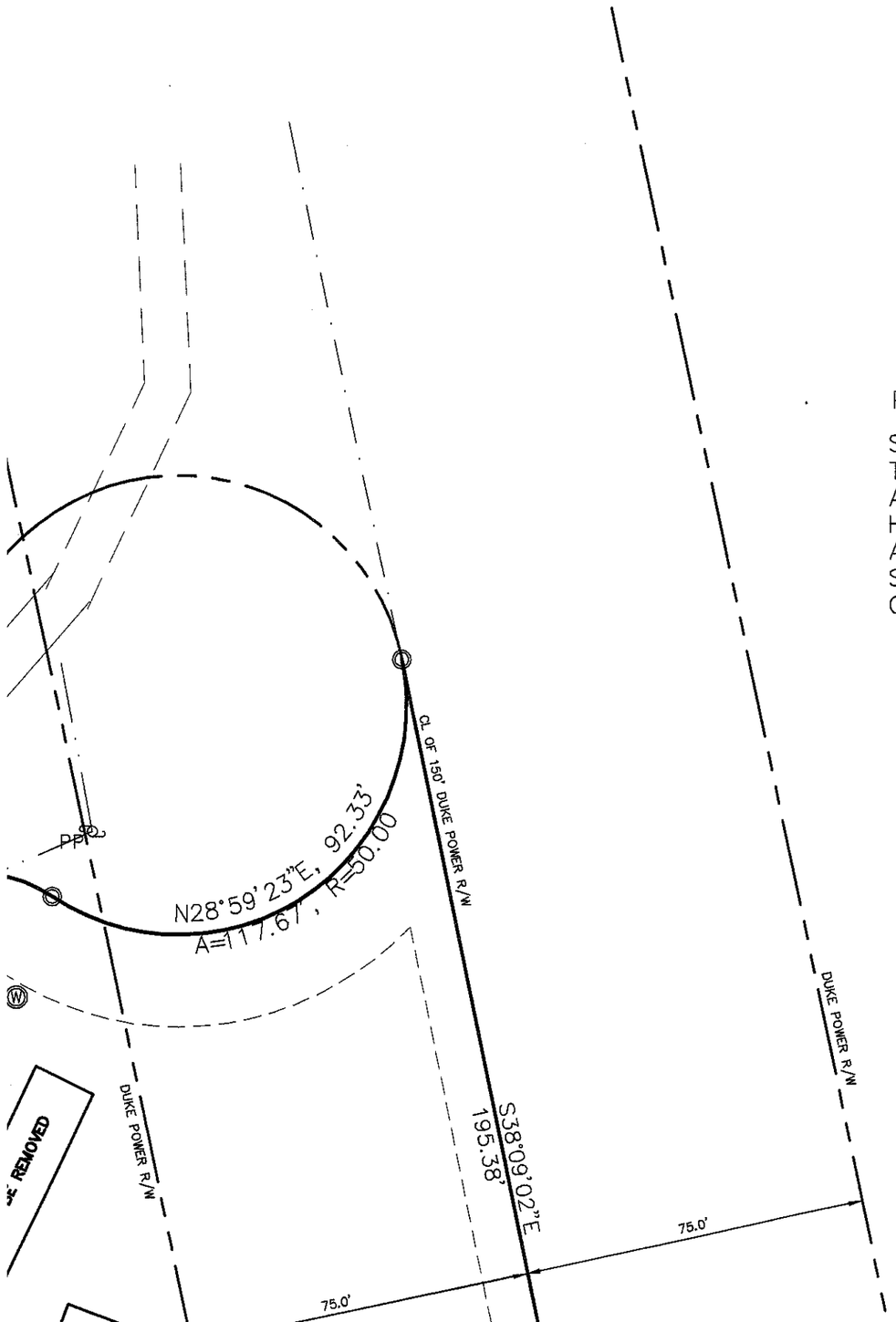
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



Acknowledgement Of
Plans Submittal ONLY!
Date 9-25-07
Date 9-27-07



PAVEMENT NOTES:

SUBGRADE MUST BE TESTED BY AN INDEPENDENT TESTING LAB, AND HAVE A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99; BASE COURSE MUST HAVE A DENSITY OF 90% FOR BCBC AND 100% FOR ABC IN ACCORDANCE WITH AASHTO-T180
SURFACE COURSE SHALL BE COMPACTED TO A DENSITY OF 95%.

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.40'	S59°24'17"W
L2	29.60'	N30°35'01"W
L3	3.14'	N29°44'16"E

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD BRG.	CHORD DIST.
C1	32.18	167.50	N32°21'39"E	32.13'
C2	30.77	30.00	N67°14'42"E	29.44'

MORRISON PLANTATION, LLC.
1173/689

REVISIONS	DATE	BY

GERALD V. GRANT & ASSOC.
P.O. BOX 268
STATESVILLE, NC 28687
PHONE: (704) 872-3136

EIP

1 SPACE

TRANSMISSION TOWER

4 SPACES

19.0'

NIGHT DEPOSIT DRIVE-THRU

28.28'

5 SPACES

S38°57'24"E
149.20'

155 LF 18"

40.00'

NO LEFT TURN
(MUTCD R3-1)

FUTURE ISLAND ADDITION

PARKING LOT SCREEN

PERMANENT DRAINAGE EASEMENT
D.B. 1842, PG. 171

EIP

S38°43'04"E
14.68'
TIE

NCDOT PROPOSED 18" RCP

EIP

NOT ENTER
JTCD R5-1)

HT OF WAY

SITE PLAN FOR

BRAWLEY CROSSING

736 BRAWLEY SCHOOL ROAD, MOORESVILLE, NC 28117

DRAWN	JFAW
CHECK	MIG
DATE	09-10-07
SCALE	1"=30'
PROJ. NO.	G07026

SHEET: