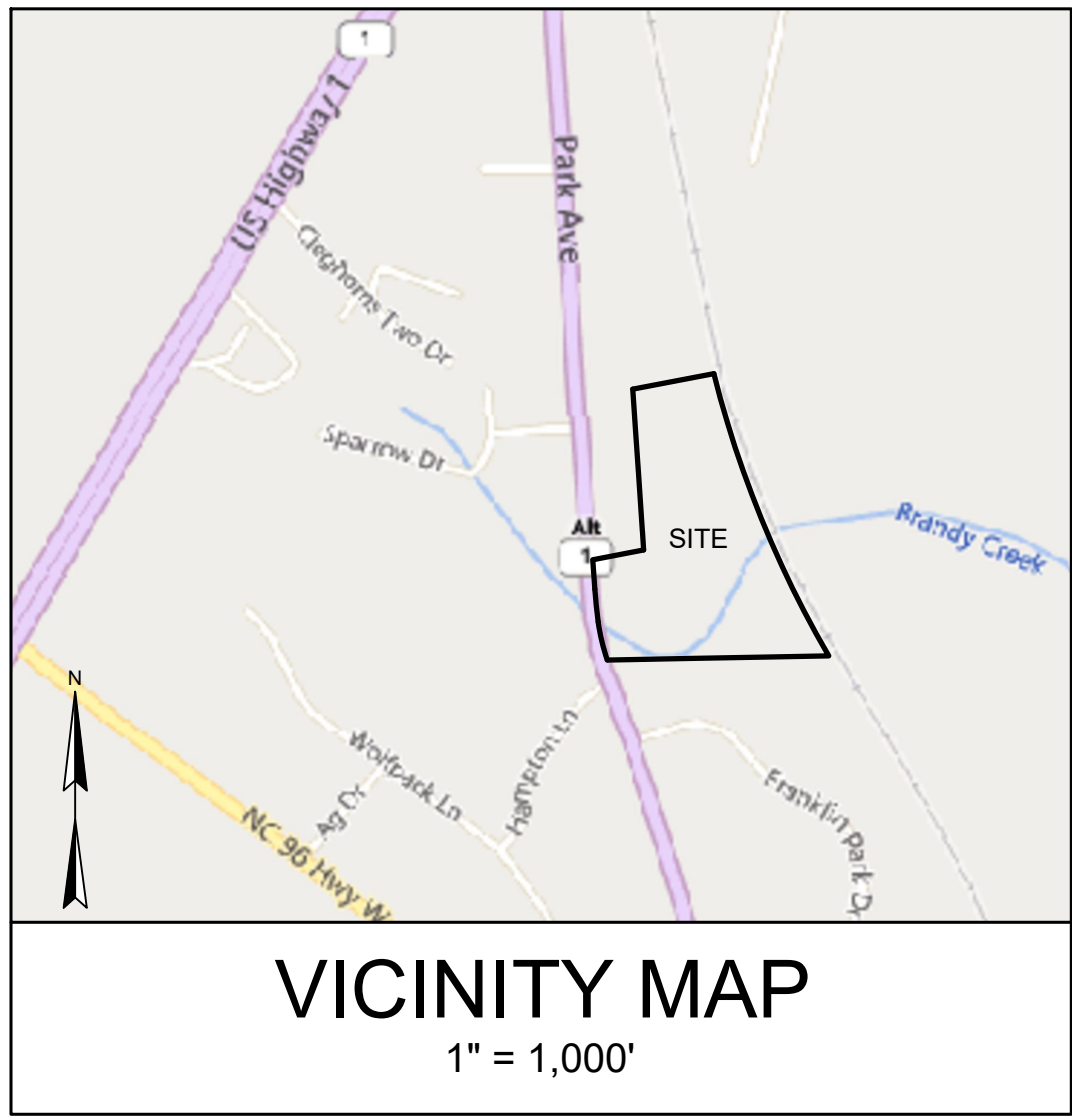




SITE DEVELOPMENT PLANS FOR YOUNGSVILLE FLEX

US 1A HWY (PARK AVE)
YOUNGSVILLE, NORTH CAROLINA
PIN: 1853-25-1343

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS PLAN
C-3	OVERALL SITE PLAN
C-4	SITE PLAN

OWNER:

MKC DEVELOPMENT COMPANY LLC
PO BOX 2119
WAKE FOREST, NC 27587

DEVELOPER:

ST. JOHN PROPERTIES
1752 HERITAGE CENTER DR, STE 201
WAKE FOREST, NC 27587

ENGINEER OF RECORD:

FLM ENGINEERING, INC
CONTACT: JON FRAZIER, PE
PO BOX 91727
RALEIGH, NC 27675
919.610.1051
JFRAZIER@FLMENGINEERING.COM



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOY COMMENTS	6/13/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

SITE DEVELOPMENT PLANS
YOUNGSVILLE FLEX
PARK AVE
YOUNGSVILLE, NC

CALL 48 HOURS BEFORE
YOU DIG



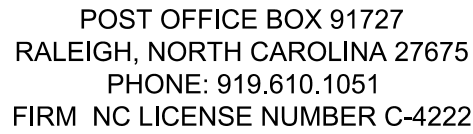
NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

ALL CONSTRUCTION TO BE IN ACCORDANCE
WITH ALL TOWN OF YOUNGSVILLE, NCDEQ, AND
NCDOT STANDARDS AND SPECIFICATIONS.

COVER

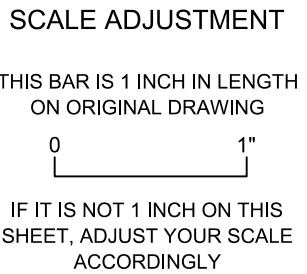
C-1

SHEET 1 OF 4



- ## NOTES
1. BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
 2. A PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA PANEL 3720185300K, DATED APRIL 16, 2013.
 3. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
 4. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 5. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
 6. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

EX. PROPERTY LINE
 EX. RIGHT-OF-WAY
 EX. ADJACENT OWNERS
 EX. OVERHEAD ELECTRIC LINE
 EX. MAJOR CONTOUR (10')
 EX. MINOR CONTOUR (2')

[illegible]

PARK AVE
YOUNGSRVILLE, NC

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 67°45'35" E	1464.88'
L-4	N 03°53'52" W	153.92'
L-7	S 15°09'19" E	200.01'
L-8	S 17°13'02" E	200.00'
L-9	S 19°15'47" E	200.00'
L-10	S 21°14'47" E	200.00'
L-11	S 23°14'47" E	200.00'
L-12	S 25°14'47" E	200.00'
L-13	S 27°16'02" E	200.00'
L-14	S 29°24'47" E	200.14'
L-15	N 01°18'13" E	77.28'
L-16	N 11°54'02" W	100.00'
L-17	N 06°54'32" W	100.00'
L-18	N 04°57'02" W	100.00'
L-19	N 03°56'44" W	144.55'

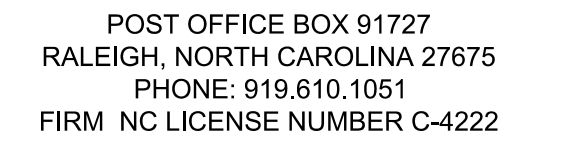
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	1591.68'	5680.94'	1586.48'	S 22°08'48" E
C-2	204.43'	1090.41'	204.13'	N 13°23'18" W
C-3	171.62'	3360.58'	171.60'	N 05°56'32" W



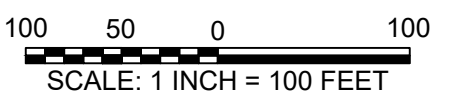
North Carolina 811
www.nc811.org

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SHEET 2 OF 4

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"



SCALE ADJUSTMENT

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ACCORDINGLY

SITE DEVELOPMENT PLANS

YOUNGSVILLE FLEX

PARK AVE
YOUNGSVILLE, NC

DATE:	05-09-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	25018

OVERALL SITE PLAN

C-3

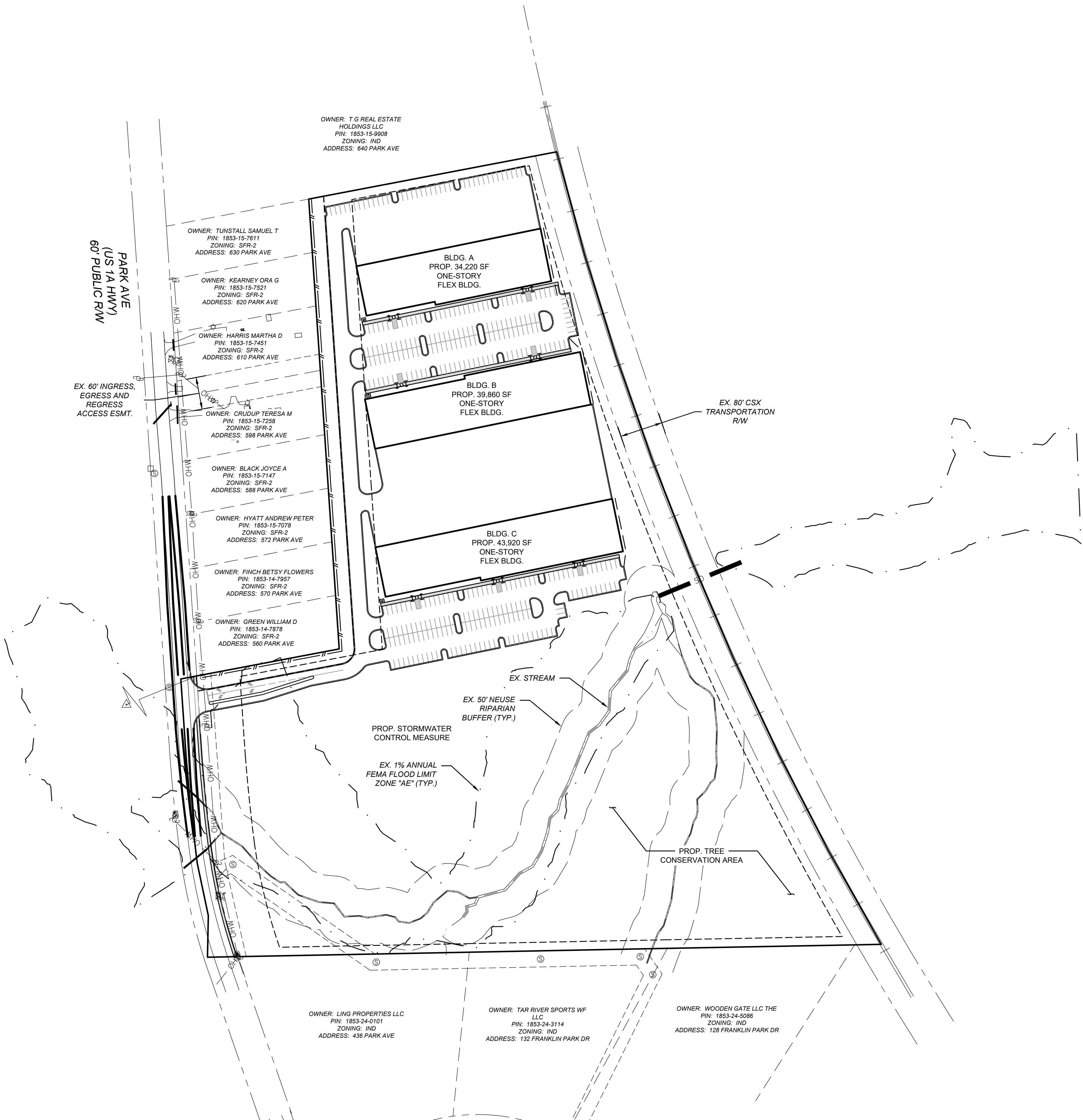
SHEET 3 OF 4

NOTES

1. SEE SHEET C- FOR THE DETAILED SITE PLAN

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS OHW OHW
	EX. OVERHEAD ELECTRIC LINE
	PROP. BUFFER
	PROP. SCM ACCESS & MAINTENANCE ESMT.
	PROP. OPAQUE FENCE
	PROP. CONCRETE

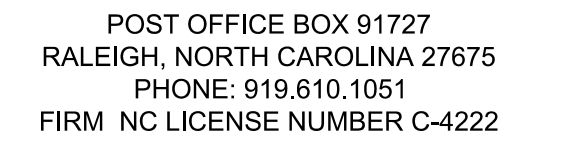


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YOU DIG

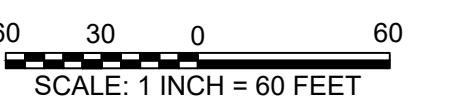


NORTH CAROLINA
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YOUNGSVILLE FLEX

PARK AVE
YOUNGSVILLE, NC

DATE:	05-09-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	25018

SITE PLAN

C-4

SHEET 4 OF 4

SITE DATA

DEVELOPMENT NAME: YOUNGSVILLE FLEX

SITE ADDRESS: PARK AVE (US 1A HWY), YOUNGSVILLE, NC

PIN NUMBER: 1853-25-1343

TOTAL AREA: 24.54 AC

EXISTING USE: VACANT

PROPOSED USE: LIGHT INDUSTRIAL

CURRENT ZONING DISTRICT: IND

SETBACKS:

FRONT: 80' MIN.

SIDE: 16' MIN.

REAR: 16' MIN.

PROPOSED BUILDING AREA: 118,000 SF

PARKING CALCULATIONS:

REQUIRED PARKING: 1 SPACE PER 500 SF = 236 SPACES

PROPOSED PARKING: 349 SPACES (14 ADA, VAN ACCESSIBLE)

REQUIRED BICYCLE PARKING: 12 (5% OF REQUIRED PARKING)

PROPOSED BICYCLE PARKING: 12 (6 INVERTED 'U' RACKS)

REQUIRED TREE CONSERVATION AREA: 1.47 AC (6%)

PROPOSED TREE CONSERVATION AREA: 5.51 AC (22.5%)

REQUIRED OPEN SPACE: 1.84 AC (7.5%)

PROPOSED OPEN SPACE: 15.73 AC (64.1%)

EXISTING IMPERVIOUS SURFACE: 0 SF, 0 AC (0.0%)

PROPOSED IMPERVIOUS SURFACE: 378,235 SF, 8.68 AC (35.4%)

NOTES

1. PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
2. PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY 'ADA' AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING. THE ACCESSIBLE PARKING SPACES SHALL HAVE ADA AND VAN ACCESSIBLE SIGNS.
4. RADII ARE 5' UNLESS OTHERWISE NOTED.
5. DUMPSTERS SHALL BE PLACED BEHIND EACH TENANT SPACE NO CLOSER THAN 100' TO ANY NON-INDUSTRIAL USE. SCREENING FROM THE NON-INDUSTRIAL LAND USES SHALL BE PROVIDED BY THE TYPE A BUFFER.
6. STREET TREES SHALL BE PROVIDED PER YDO SECTION 11.6-3.

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. OVERHEAD ELECTRIC LINE
	PROP. BUFFER
	PROP. SCM ACCESS & MAINTENANCE ESMT.
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