



PROJECT SUMMARY

SITE ADDRESS: WEATHERS STREET
YOUNGVILLE, NC

PIN: 1843-72-8193
PARCEL ID: 036340
DEED BOOK AND PAGE: BK 2082 PG 327

TOTAL SITE AREA: 2.78 ACRES
TOTAL DISTURBED AREA: 2.1 ACRES (INCLUDING R/W)

IMPERVIOUS AREA: IMPERVIOUS AREA
EXISTING: 0.00 ACRES (0 SF)
PROPOSED: 1.33 ACRES (58,000 SF)

PROPERTY ZONING: IND
NUMBER OF LOTS: 1
PROPOSED LAND USE: WAREHOUSE (GENERAL STORAGE, ENCLOSED,
NO OUTDOOR STORAGE)

BUILDING AREA: 17,000 SF

SETBACKS:
FROM PUBLIC R/W 80'
REAR SETBACK 16'
SIDE SETBACK 16'

PARKING REQUIRED: ONE SPACE PER EMPLOYEE
PARKING PROVIDED: (16) SPACES FOR 16 EMPLOYEES

ADA PARKING REQUIRED: 1 ADA SPACE (VAN ACCESSIBLE SPACE)
ADA PARKING PROVIDED: 2 ADA SPACES (2 VAN ACCESSIBLE SPACES)

LANDSCAPE NOTES

STREET TREES: 1 PER 80 LF
VEHICULAR USE AREA: (PER 1500 SF)
(1) DECIDUOUS TREE
(4) SHRUBS

WEST BUFFER: 40' WIDE TYPE A
(8) EVERGREEN PER 100 LF
(4) CANOPY TREE PER 100 LF
(10) UNDERSTORY TREES PER 100 LF
(33) SHRUBS PER 100 LF

ALL ON-SITE DIMENSIONS ARE TO THE FACE OF CURB
ALL PARKING STRIPING SHALL BE WHITE
ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF.
REFER TO SHEET C6 FOR ONSITE PAVEMENT THICKNESS.



YOUNGVILLE COMMERCE CENTER - LOT 9A
Youngsville, NC
SITE PLAN

Certified By:

Drawing Number:
C3
A/E Job Number:
001-032

CONSTRUCTION DRAWINGS ISSUED FOR:

- PRELIMINARY
- MUNICIPAL REVIEW
- BID SET
- CONSTRUCTION DOCUMENTS