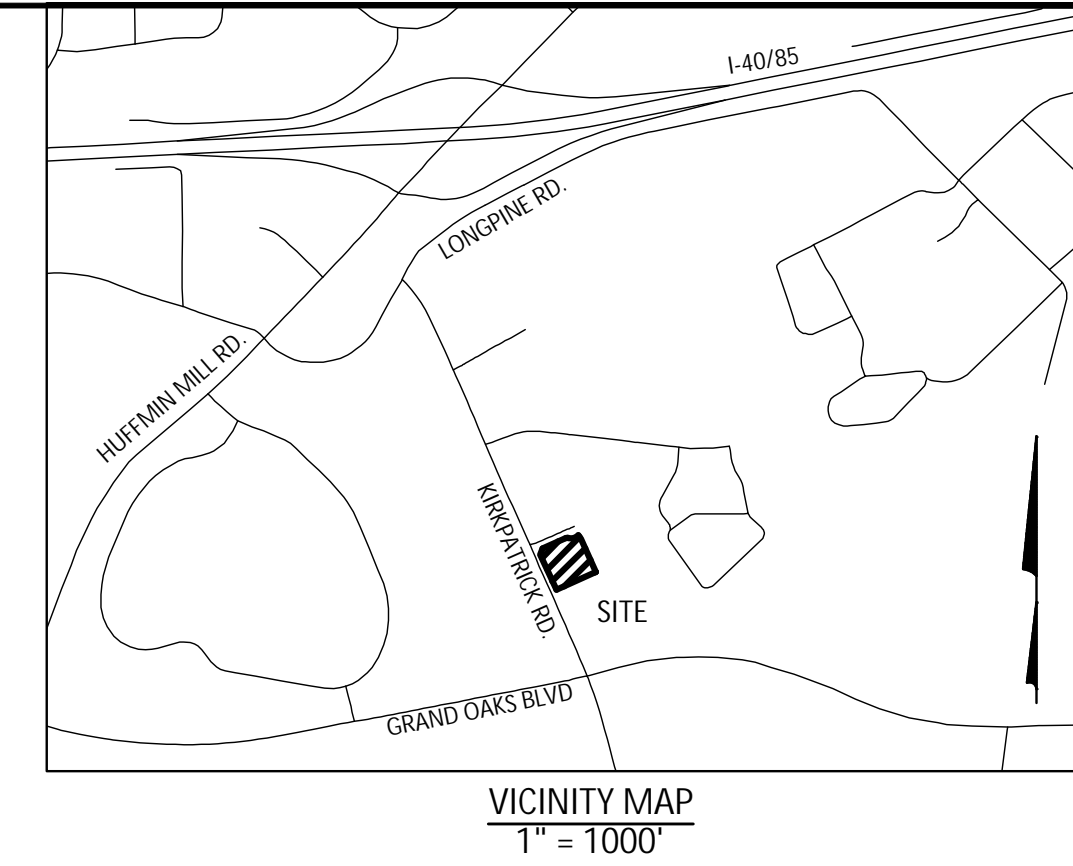
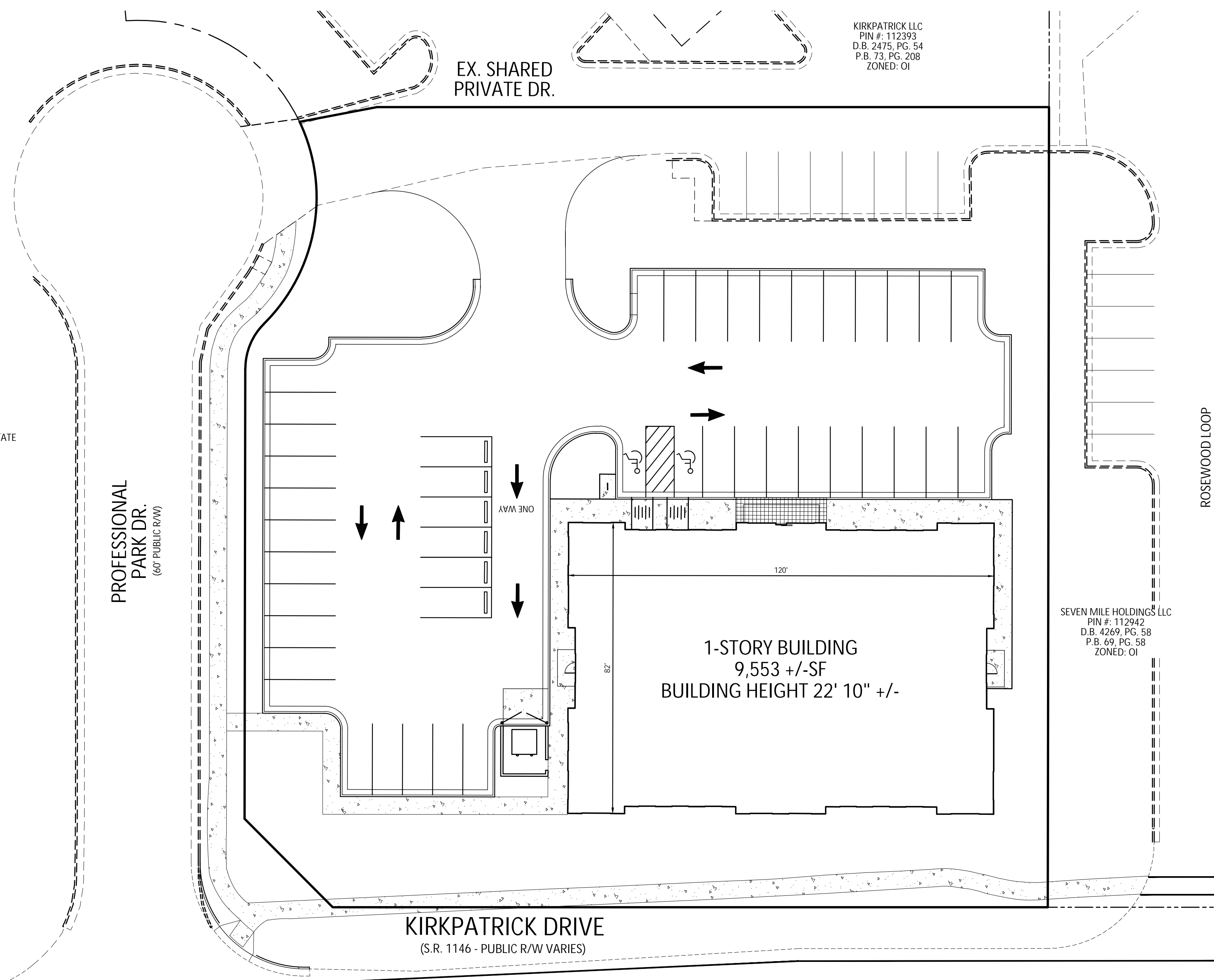


# PROFESSIONAL PARK LOT 1

## CITY OF BURLINGTON ALAMANCE COUNTY, NORTH CAROLINA



Aden R. Stoltzfus, PE C-3812  
aden@seieengineering.com  
336-904-0207  
747 Park Lawn Court  
Kernersville, NC 27284



**PARCEL DATA:**

ADDRESS: 2959 PROFESSIONAL PARK DR.  
PARCEL ID: 112956  
TOTAL ACREAGE: 1.141 +/-  
DEED REF: D.B. 4449 PG. 980-984  
PLAT REF: PB 74 PG. 1, Lot #1  
EXISTING ZONING: OI  
EXISTING USE: VACANT  
PROPOSED USE: OFFICE, PROFESSIONAL

**BUILDING SETBACKS:**

STREET: 25'  
SIDE: 10'  
REAR: 15'

**PARKING CALCULATIONS:**

BUILDINGS GFA: 9,553 SF  
REQUIRED: 1 PER 200 SF USED BY PUBLIC  
AND 1 PER 600 SF NOT USED BY PUBLIC  
REQUIRED PARKING:  
85% PUBLIC = 9,553 x 0.85 = 8,120/200 = 41 SPACES  
15% PRIVATE = 9,553 x 0.15 = 1,433/600 = 3 SPACES  
REQUIRED: 44 SPACES

PROVIDED: 44 SPACES TOTAL  
(INCLUDING 2 VAN ACCESSIBLE HANDICAP & 11 COMPACT SPACES)

**BICYCLE PARKING:**

REQUIRED: 1 PER 5,000 SF OF FLOOR SPACE  
9,553 SF/5,000 = 2 SPACES  
PROVIDED: 2 SPACES

**MAXIMUM BUILDING HEIGHT:**

MAXIMUM: 50 FT/5 STORIES  
PROPOSED: 21.83'/1 STORY

**MINIMUM OPEN SPACE REQUIREMENT:**

REQUIRED: 5% (2,485 SF)  
PROVIDED: 26.83% (16,480 SF)

**WATERSHED INFORMATION:**

THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED. THIS PROPERTY DRAINS TO GUM CREEK, PART OF BIG ALAMANCE CREEK WS - V - NSW. CAPE FEAR RIVER BASIN

**FLOOD INFORMATION:**

THIS PROPERTY IS NOT LOCATED IN A FLOODPLAIN PER DFIRM PANEL #8854, MAP NUMBER 3710885-400K, REVISED NOVEMBER 17, 2017

**PARKING LOT LIGHTING:**

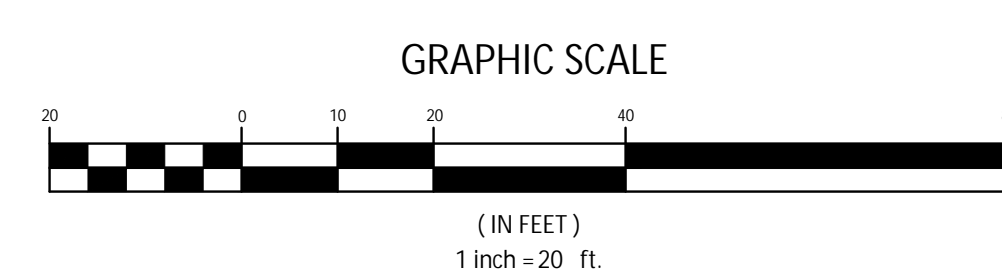
PARKING LOT IS OVER 10,000 SF BUT NO PARKING LOT LIGHTING IS PROPOSED.

**DRAWING INDEX :**

COVER SHEET	C1
EX. CONDITIONS PLAN	C2
SITE & UTILITY PLAN	C3
GRADING PLAN	C4
LANDSCAPE PLAN	C5
DETAILS	C6
DETAILS	C7
DETAILS	C8
DETAILS	C9

**LEGEND**

WATER METER BOX (WMB)	FIRE HYDRANT (HYD)
WATER VALVE (WV)	SANITARY SEWER MANHOLE (SSMH)
STORM MANHOLE (STMH)	CLEAN OUT
UTILITY POLE	DEED BOOK
LIGHT POLE	PLAT BOOK
GROUND LIGHT	PAGE
GUY WIRE	RIGHT-OF-WAY
YARD INLET (YI)	E/P
GAS VALVE	EDGE OF PAVEMENT
OVERHEAD POWER LINE	CONC.
GAS LINE	CONCRETE
WATER LINE	RCP
UNDERGROUND ELECTRICAL	REINFORCED CONCRETE PIPE
FENCE LINE	DI
	DROP INLET
	CURB INLET
	FEE
	FINISH FLOOR ELEVATION
	BSMT
	BASEMENT
	TYPED
	TELEPHONE PRESTAL
	THIN
	TELEPHONE HAND HOLD
	DMUE
	DRAINAGE MAINTENANCE & UTILITY EASEMENT



**NOTES:**

THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.  
THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.  
THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.  
BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY ALLRED LAND SURVEYING.  
NO SURVEYING OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZFUS ENGINEERING, INC.

**GENERAL NOTES:**

WATER & SANITARY SEWER SYSTEM DEVELOPMENT FEES AS DETERMINED BY PREVAILING RATE DUE PRIOR TO TAPS BEING INSTALLED OR ISSUANCE OF BUILDING PERMIT (WHICH EVER COMES FIRST). SUBMIT UTILITY REQUEST APPLICATION TO THE CITY OF BURLINGTON ENGINEERING DEPARTMENT.  
NOTE FOR THIS PROJECT, WATER AND SEWER TAPS ARE EXISTING.  
COORDINATE WITH ENGINEERING DEPARTMENT TO DETERMINE IF SYSTEM DEVELOPMENT FEES ARE APPLICABLE TO THE PROJECT.

DORNBLAZER REAL ESTATE  
PIN # 112937  
D.B. 3606, PG. 312  
P.B. 77, PG. 448  
ZONED: OI

PROFESSIONAL PARK DR.  
(60' PUBLIC R/W)

KIRKPATRICK DRIVE  
(S.R. 1146 - PUBLIC R/W VARIES)

ROSEWOOD LOOP  
PVT DRIVE

SEVEN MILE HOLDINGS LLC  
PIN # 112942  
D.B. 4269, PG. 58  
P.B. 69, PG. 58  
ZONED: OI

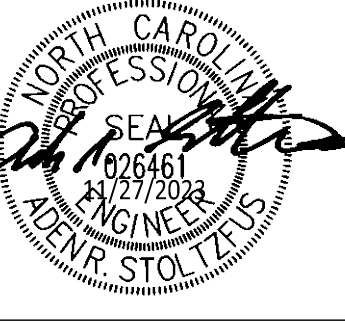
KIRKPATRICK LLC  
PIN # 112393  
D.B. 2475, PG. 54  
P.B. 73, PG. 208  
ZONED: OI

PROFESSIONAL PARK DR. LOT 1  
COVER PAGE

PROJECT LOCATION:  
2959 PROFESSIONAL PARK DR.  
CITY: BURLINGTON, NC  
COUNTY: ALAMANCE  
TOWNSHIP: BOONE STATION

NO.	DATE	REVISION NOTE
1	10/27/23	CITY OF BURLINGTON COMMENTS
2	11/27/23	CITY OF BURLINGTON COMMENTS

DRAWN BY: WVC  
CHECKED BY: ARS  
DATE: 08/17/2023  
PROJECT NO.: 312.03  
REF. NO.:  
SCALE: 1"=20'



C1  
1 OF 9

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