

**PROPOSED
REA ROAD
MEDICAL OFFICE
BUILDING**

9791 REA ROAD
WAXHAW, NC 28173
UNION COUNTY, NC

Revisions		
#	Date	Description
1	09.05.24	PLANNING COMMENTS
2	10.24.24	PLANNING COMMENTS

THE BOUNDARY INFORMATION DEPICTED ON THIS CONCEPTUAL TEST FIT SITE PLAN WAS PROVIDED BY OTHERS. RAGANA ARCHITECTURE & DESIGN, PLLC DID NOT CONFIRM THE ACCURACY OF THE BOUNDARY INFORMATION CONTAINED WITHIN. THE OWNER SHOULD OBTAIN A COMPLETE AND CURRENT SURVEY OF THE PROPERTY TO VERIFY THE VALIDITY OF THIS CONCEPTUAL TEST FIT SITE PLAN AS SHOWN

Project Number: 23149
Issued for: SITE PLANNING
Issue Date: 08/22/23

DRAWING TITLE
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER
AS101

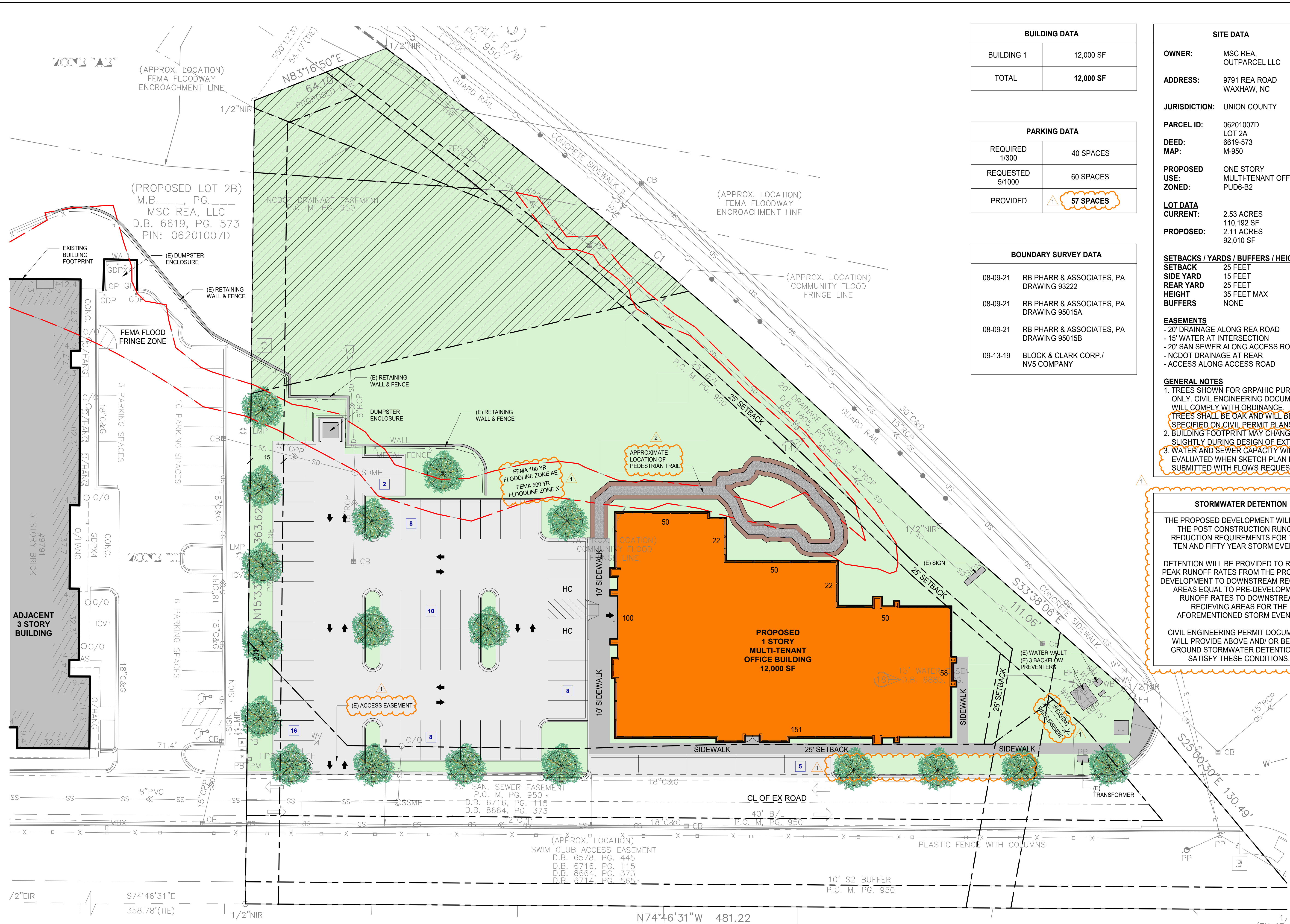
BUILDING DATA	
BUILDING 1	12,000 SF
TOTAL	12,000 SF

PARKING DATA	
REQUIRED 1/300	40 SPACES
REQUESTED 5/1000	60 SPACES
PROVIDED	57 SPACES

BOUNDARY SURVEY DATA	
08-09-21	RB PHARR & ASSOCIATES, PA DRAWING 93222
08-09-21	RB PHARR & ASSOCIATES, PA DRAWING 95015A
08-09-21	RB PHARR & ASSOCIATES, PA DRAWING 95015B
09-13-19	BLOCK & CLARK CORP./ NV5 COMPANY

SITE DATA	
OWNER:	MSC REA, OUTPARCEL LLC
ADDRESS:	9791 REA ROAD WAXHAW, NC
JURISDICTION:	UNION COUNTY
PARCEL ID:	06201007D LOT 2A
DEED:	6619-573 M-950
PROPOSED USE:	ONE STORY MULTI-TENANT OFFICE
ZONED:	PUD6-B2
LOT DATA CURRENT:	2.53 ACRES 110,192 SF
PROPOSED:	2.11 ACRES 92,010 SF
SETBACKS / YARDS / BUFFERS / HEIGHT	
SETBACK	25 FEET
SIDE YARD	15 FEET
REAR YARD	25 FEET
HEIGHT	35 FEET MAX
BUFFERS	NONE
EASEMENTS	
	- 20' DRAINAGE ALONG REA ROAD
	- 15' WATER AT INTERSECTION
	- 20' SAN SEWER ALONG ACCESS ROAD
	- NCDOT DRAINAGE AT REAR
	- ACCESS ALONG ACCESS ROAD
GENERAL NOTES	
1.	TREES SHOWN FOR GRAPHIC PURPOSES ONLY. CIVIL ENGINEERING DOCUMENTS WILL COMPLY WITH ORDINANCE. TREES SHALL BE OAK AND WILL BE SPECIFIED ON CIVIL PERMIT PLANS.
2.	BUILDING FOOTPRINT MAY CHANGE SLIGHTLY DURING DESIGN OF EXTERIOR.
3.	WATER AND SEWER CAPACITY WILL BE EVALUATED WHEN SKETCH PLAN IS SUBMITTED WITH FLOWS REQUESTED.

STORMWATER DETENTION	
THE PROPOSED DEVELOPMENT WILL MEET THE POST CONSTRUCTION RUNOFF REDUCTION REQUIREMENTS FOR TWO, TEN AND FIFTY YEAR STORM EVENTS.	
DETENTION WILL BE PROVIDED TO REDUCE PEAK RUNOFF RATES FROM THE PROPOSED DEVELOPMENT TO DOWNSTREAM RECEIVING AREAS EQUAL TO PRE-DEVELOPMENT RUNOFF RATES TO DOWNSTREAM RECEIVING AREAS FOR THE AFOREMENTIONED STORM EVENTS.	
CIVIL ENGINEERING PERMIT DOCUMENTS WILL PROVIDE ABOVE AND/OR BELOW GROUND STORMWATER DETENTION TO SATISFY THESE CONDITIONS.	



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"