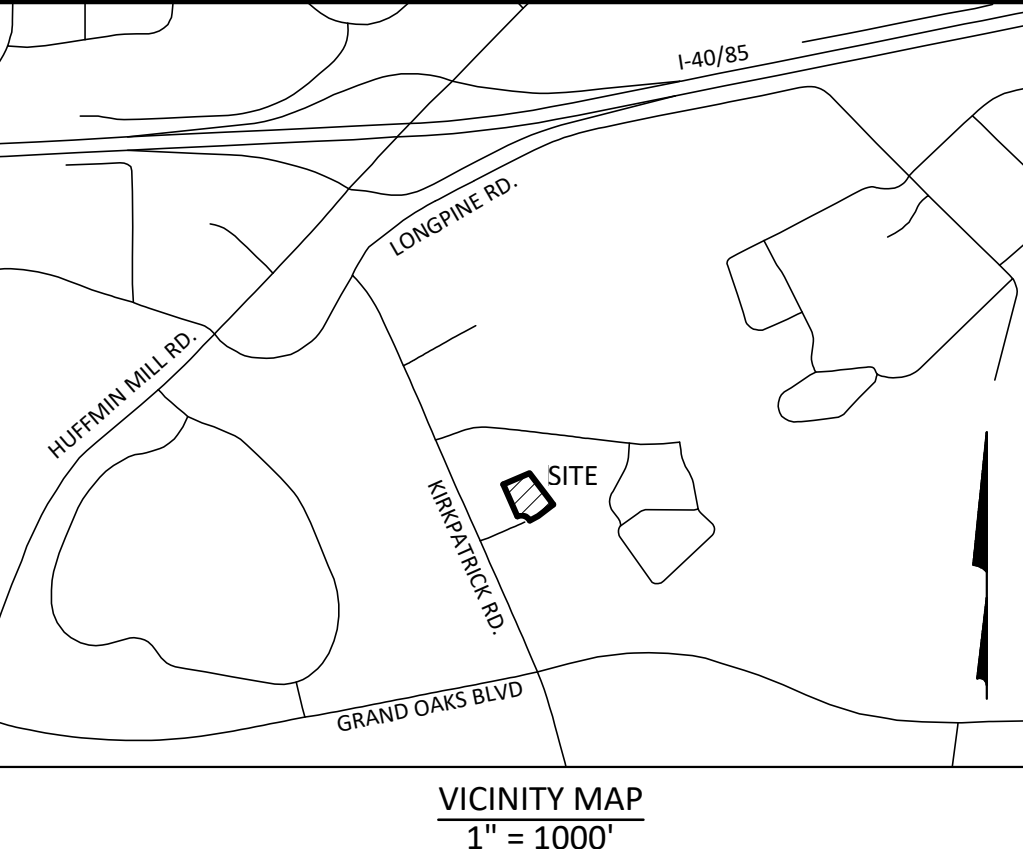
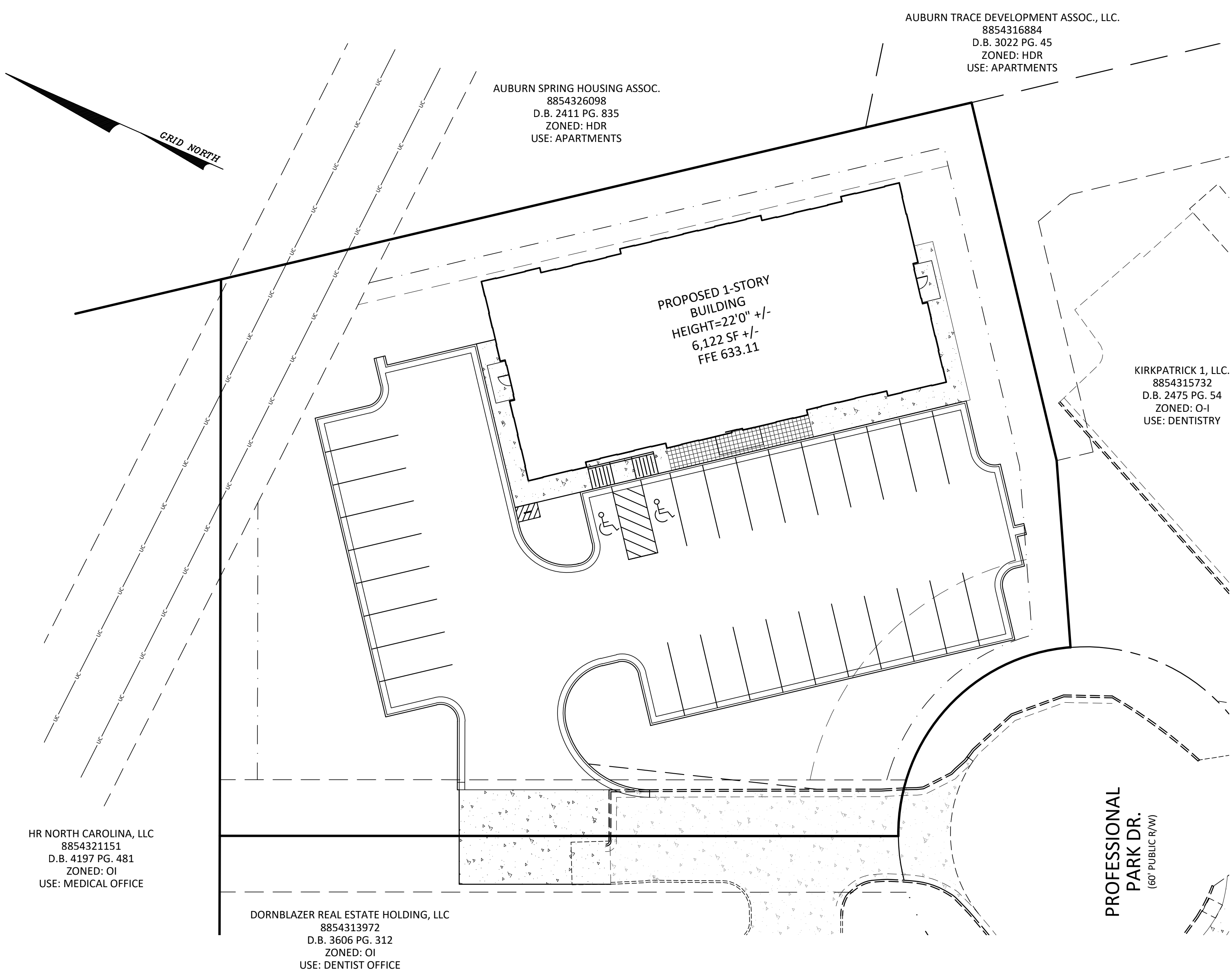


LOT 3A PROFESSIONAL CENTER  
CITY OF BURLINGTON  
ALAMANCE COUNTY, NORTH CAROLINA



PARCEL DATA:  
SITE ADDRESS: 2902 PROFESSIONAL PARK DRIVE  
TOTAL ACREAGE: 0.836 AC. +/- (36,427 SF)  
PIN# 8854314902  
DEED REF: D.B. 4349, PG. 631  
PLAT REF: P.B. 77, PG. 448 (LOT 3A)  
EXISTING LAND USE: VACANT  
PROPOSED USE: OFFICE, PROFESSIONAL  
EXISTING ZONING: OI

PARKING CALCULATIONS:  
OFFICE PROFESSIONAL PARKING =  
REQUIRED PARKING = 6,122/200 = 31 SPACES  
31 SPACES PROVIDED (INCLUDING 2 HANDICAPPED)

BICYCLE PARKING =  
1/5000 SF GFA = 6,122 SF/5000 SF = 1.22 = 2 BICYCLE PARKING REQ'D  
2 BICYCLE PARKING SPACES PROVIDED

BUILDING SETBACKS:  
STREET SETBACK: 25'  
SIDE SETBACK: 10'  
REAR SETBACK: 15'  
MAX. BUILDING HEIGHT: 50' OR 5 STORIES  
PROPOSED BUILDING HEIGHT: 22'0" +/-  
MIN. OPEN SPACE: 5% (1,821 SF)  
PROVIDED: 2,053 SF (5.6%)  
MAX. LOT COVERAGE: 75% (27,320 SF)  
TOTAL BUA: 21,311 SF (58.5%)

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 SPECIAL FLOOD HAZARD AREA PER FIRM MAP 3710885400I, DATED 09/06/06

NOTES:  
ALL MATERIALS AND CONSTRUCTION METHODS PER THE LATEST EDITION OF CITY OF BURLINGTON SPECIFICATIONS AND DETAILS.  
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 SURVEY TAKEN FROM MAP BY BOSWELL SURVEYORS, INC. DATED 05/18/2023, JOB NO. 23-153-300  
NO SURVEYING OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZFUS ENGINEERING, INC.  
THE SITE WILL UTILIZE ROLL OUT CONTAINERS. NO DUMPSTER IS PROPOSED.  
PARKING LOT IS OVER 10,000 SF BUT NO PARKING LOT LIGHTING PROPOSED.

DRAWING INDEX:

COVER SHEET	C1
EX. CONDITIONS, CLEARING & EROSION CONTROL PLAN	C2
SITE & UTILITY PLAN	C3
GRADING & EROSION CONTROL PLAN	C4
LANDSCAPE PLAN	C5
DETAILS	C6
DETAILS	C7

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	PLAY BOOK
GROUND LIGHT	R/W
GUY WIRE	RIGHT-OF-WAY
YARD INLET (YI)	E/P
GAS VALVE	EDGE OF PAVEMENT
OVERHEAD POWER LINE	E/G
GAS LINE	CONC.
WATER LINE	CONCRETE
UNDERGROUND ELECTRICAL	RCF
FENCE LINE	REINFORCED CONCRETE PIPE
WOODS LINE (TYP.)	DI
SILT FENCE (TYP.)	DROP INLET
	CI
	CURB INLET
	FFE
	FINISH FLOOR ELEVATION
	BSMT
	BASEMENT
	TRFD
	TELEPHONE PEDDESTAL
	THH
	TELEPHONE HAND HOLD
	DMUE
	DRAINAGE MAINTENANCE & UTILITY EASEMENT

GRAPHIC SCALE  
1" = 20'



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.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DRAWINGS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

Aden R. Stoltzfus, PE C-3812  
aden@seleengineering.com  
336-904-0207  
683 Gralin Street  
Kernersville, NC 27284

Stoltzfus Engineering Inc.  
Civil Engineering Consultants

LOT 3A PROFESSIONAL CENTER  
COVER PAGE

OWNER/DEVELOPER:  
MONTGOMERY ASSETS, LLC  
P.O. BOX 877  
GRAHAM, NC 27253  
(336) 227-6585

PROJECT LOCATION:  
PROFESSIONAL PARK DRIVE  
CITY OF BURLINGTON  
COUNTY: ALAMANCE  
TOWNSHIP: BOONE STATION

NO.	DATE	REVISION NOTE
1	11/27/23	CITY OF BURLINGTON COMMENTS
2		
3		
4		
5		

DRAWN BY: WVC  
CHECKED BY: ARS  
DATE: 10/26/2023  
PROJECT NO.: 312.02  
REF. NO.:  
SCALE: 1"=20'

11/27/2023  
ADEN R. STOLTZFUS  
PE  
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
NO. 3812

C1  
1 OF 7