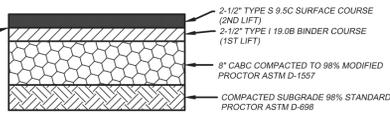


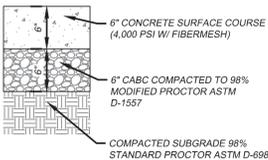
SITE AND DEVELOPMENT DATA	
JURISDICTION:	TOWN OF INDIAN TRAIL
TAX PARCEL(S):	07084391
SITE ADDRESS:	280 UNIONVILLE INDIAN TRAIL ROAD
ZONING:	GBD
USE CLASSIFICATION:	GENERAL BUSINESS DISTRICT
TOTAL AREA:	0.96 AC (41,592 SQ FT)
TOTAL IMPERVIOUS AREA:	0.44 AC (19,084 SQ FT)
MINIMUM STREET SETBACK:	25'
MINIMUM SIDE SETBACK:	10'
MINIMUM REAR SETBACK:	12.5'
MINIMUM LOT SIZE:	6,000 SQ FT
MINIMUM LOT WIDTH:	60'
MAXIMUM BUILDING HEIGHT:	50'

**GENERAL NOTES**

- ALL ROADWAY CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL LAND DEVELOPMENT STANDARDS AND UNIFIED DEVELOPMENT ORDINANCE AND THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION EXCEPT WHERE OTHERWISE NOTED.
- DEVIATIONS FROM THE TOWN OF INDIAN TRAIL LAND DEVELOPMENT STANDARDS AND UNIFIED DEVELOPMENT ORDINANCE MUST BE CLEARLY NOTED ON THE PLAN AND LISTED BELOW. (THE DEVELOPER MUST REQUEST ANY DEVIATION FROM THE DETAIL MANUAL IN WRITING ALONG WITH JUSTIFICATION FOR REVIEW AND RECOMMENDATION BY STAFF.)
- DRIVEWAYS REQUIRED TO BE PAVED WITH ASPHALT OR CONCRETE FROM ROAD TO GARAGE, SHOULD ONE BE PROVIDED.
- OUTDOOR STORAGE IS NOT PERMITTED ON SITE.
- NO DETENTION POND TO BE INSTALLED FOR SITES WITH IMPERVIOUS AREA LESS THAN 20,000 SQ FT. REFER TO TOWN OF INDIAN TRAIL UDO CODE 1370.010.
- NO WATER TO BE DELIVERED TO STORAGE WAREHOUSE.



**HEAVY DUTY ASPHALT PAVEMENT SECTION**



**CONCRETE PAVEMENT SECTION**

**PARKING TABLE**

OFFICE: 3.5 SPACE PER 1,000 SQ. FT.  
 REQUIRED: 3 (802 / 1,000 = 0.802)(0.802 X 3.5 = 2.807)

WAREHOUSE: 1 SPACE PER 5,000 SQ. FT.  
 REQUIRED: 1 (4,000 / 5,000 = 0.800)(800 X 1 = 0.800)

TOTAL REQUIRED: 4  
 TOTAL PROVIDED: 4

**ADA SPACES**

SPACES PROPOSED BETWEEN 1 TO 25 = 1 ADA (0 REGULAR 8' x 5', 1 VAN 8' x 8')

TOTAL ADA REQUIRED: 0 REGULAR, 1 VAN

**BICYCLE PARKING**

1 BIKE PARKING SPACE PER 25 PARKING SPACES  
 4 SPACES / 25 = 0.16 = 1 BIKE SPACES

1 BICYCLE PARKING SPACES REQUIRED

**PARKING SUMMARY**

PROPOSED USE: 802 SQ. FT. OFFICE FOR A MAXIMUM OF 4 EMPLOYEES, 4,000 SQ. FT. WAREHOUSE USED FOR STORAGE OF SMALL SCALE GRADING EQUIPMENT AND MATERIALS WITH ACCESS FOR A 40' LOWBOY TRAILER. NO EMPLOYEES WILL BE LOCATED IN THE WAREHOUSE & REQUIRES NO PARKING.

**SITE NOTES:**

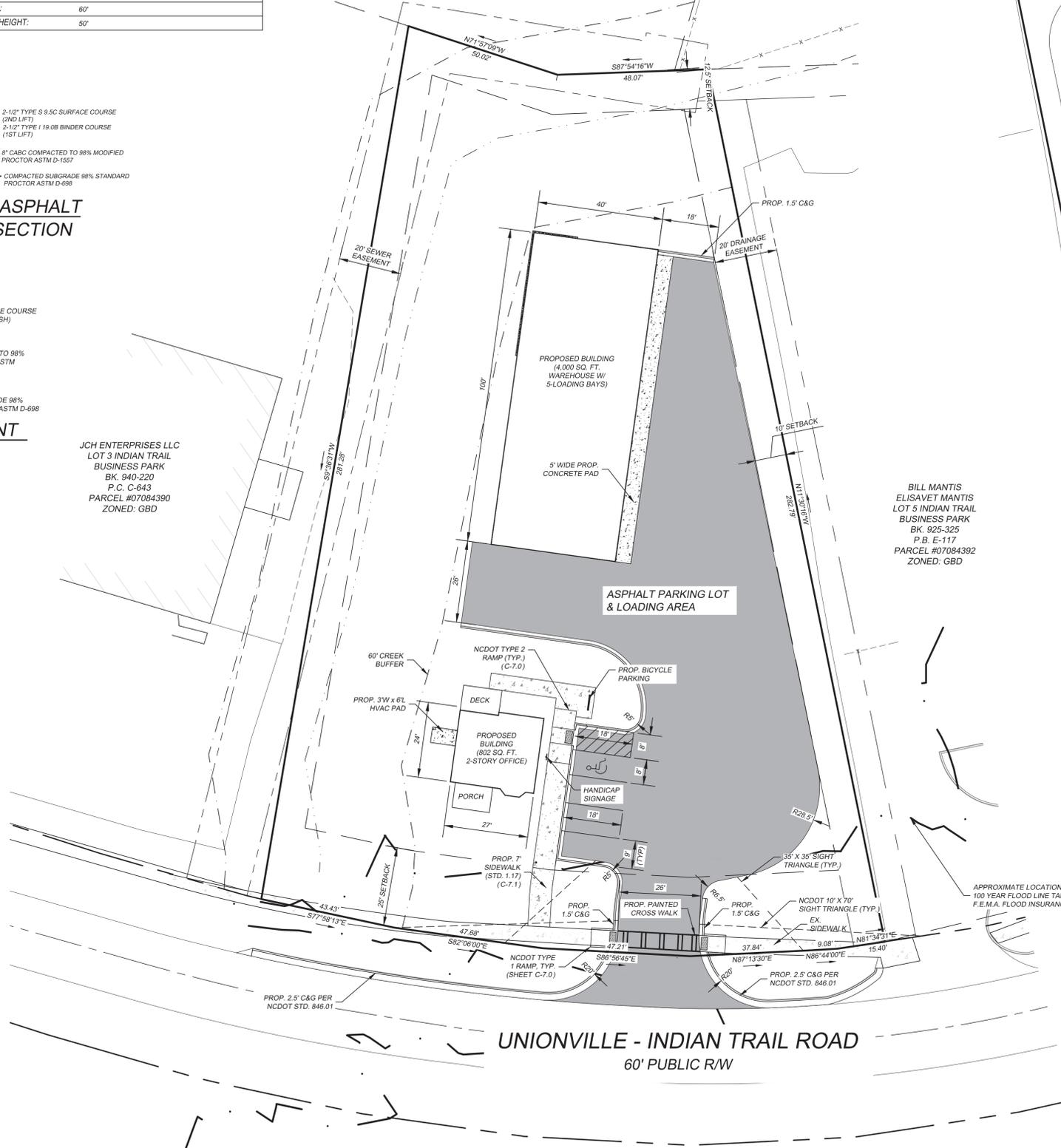
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

JCH ENTERPRISES LLC  
 LOT 3 INDIAN TRAIL  
 BUSINESS PARK  
 BK. 940-220  
 P.C. C-643  
 PARCEL #07084390  
 ZONED: GBD

MANNION PROPERTIES LLC  
 LOT 15 INDIAN TRAIL  
 BUSINESS PARK PH.2  
 BK. 5741-291  
 P.C. D-908  
 PARCEL #07084421  
 ZONED: GBD

PMH HOLDINGS LLC  
 LOT 16 INDIAN TRAIL  
 BUSINESS PARK PH.2  
 BK. 7047-36  
 P.C. D-375  
 PARCEL #07084422  
 ZONED: GBD

BILL MANTIS  
 ELISAVET MANTIS  
 LOT 5 INDIAN TRAIL  
 BUSINESS PARK  
 BK. 925-325  
 P.B. E-117  
 PARCEL #07084392  
 ZONED: GBD

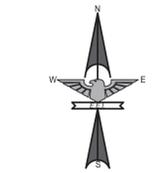


**TURNING MOVEMENT PLAN**

SCALE: 1" = 30"

**HATCH LEGEND**

- HEAVY DUTY ASPHALT
- CONCRETE



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.

**EAGLE ENGINEERING**

FIRM LICENSE # C-0873  
 2013A Van Buren Avenue  
 Indian Trail, NC 28079  
 (704) 882-4222  
 www.eagleonline.net

**NORTH CAROLINA PROFESSIONAL SEAL**

045509  
 Matthew Chacko  
 THEW C KIRKPATRICK  
 01/05/2022

NO.	DATE	BY	ISSUE	REVISIONS PER TOT., UDFW, & NCDOT COMMENTS
1	01/05/2022	MCM		

CAROLINA OUTDOOR SERVICES  
 (INDIAN TRAIL BUSINESS PARK PH 1 LOT 4)  
 INDIAN TRAIL, NC

CAROLINA OUTDOOR SERVICES INC  
 1122 SAM NEWELL ROAD, STE 113  
 MATTHEWS, NC 28105

SITE PLAN	
DESIGNED BY	MCM
DRAWN BY	MCM
CHECKED BY	JLR
DATE	11/03/2021
AS SHOWN	Stamp
JOB NUMBER	7390

Sheet  
**C-2.0**