

NO.	DATE	BY	ISSUE
1	06-02-2021	SAP	ADDRESSED NCDOT AND INDIAN TRAIL COMMENTS
2	09-21-2021	SAP	ADDRESSED NCDOT AND INDIAN TRAIL COMMENTS
3	10-20-2021	SAP	ADDRESSED INDIAN TRAIL COMMENTS

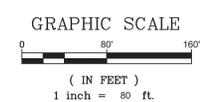
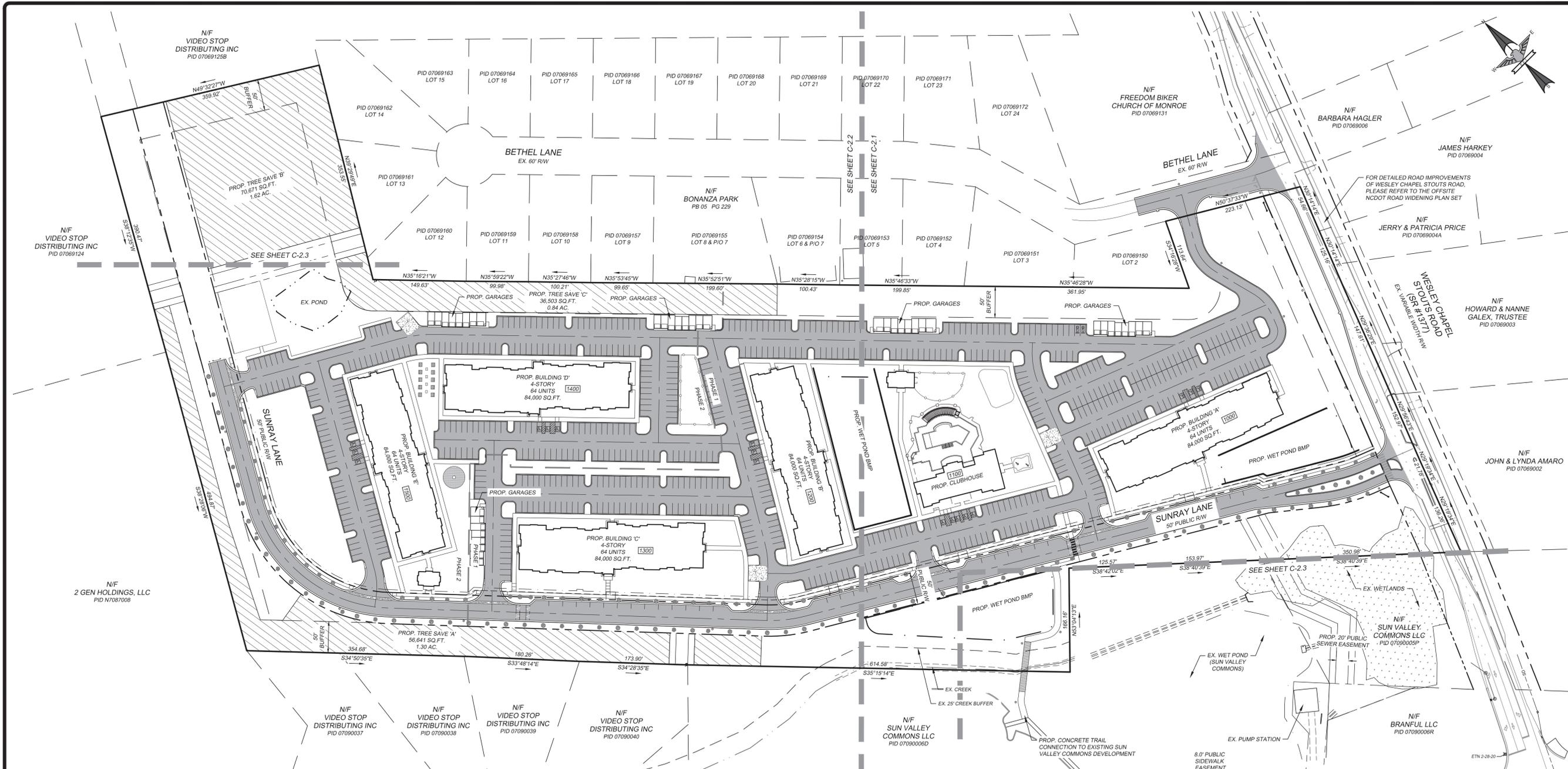
**EVOKE AT INDIAN TRAIL**  
 INDIAN TRAIL, NC  
**EVOKE AT INDIAN TRAIL, LLC**  
 2522 SUFFOLK AVENUE  
 HIGHTPOINT, NC. 27265

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
SAP	SAP	JLR	04/07/2021

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
SAP	SAP	JLR	04/07/2021

AS SHOWN



- 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.
  - ALL LINEAR SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL RADIAL SITE DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
  - 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.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY NEIP F.I.R.M. MAP NUMBER 3710540700J, EFFECTIVE DATE: OCTOBER 16, 2008.
  - THE DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION).

SITE AND DEVELOPMENT DATA	
JURISDICTION	INDIAN TRAIL
TAX PARCEL(S)	07069132A, 07069132B, 07069133, 07069133A, 07069133B, 07069212, 07069149, 070691235A
SITE ADDRESS	WESLEY CHAPEL STOUTS RD & ROSETTA DR
ZONING	MFR, O-VCD
USE CLASSIFICATION	MULTIFAMILY RESIDENTIAL
TOTAL AREA	28.18 ACRES
AREA IN LOTS	24.35 ACRES
RIGHT-OF-WAY	3.83 ACRES
MINIMUM PERIMETER SETBACK	50'
MINIMUM STREET SETBACK	30'
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MAXIMUM PERMITTED BUILDING HEIGHT	50'

**WELL AND SEPTIC NOTE**  
 ANY WELLS AND / OR SEPTIC SYSTEMS DISCOVERED DURING THE SITE DEVELOPMENT SHALL BE PROPERLY ABANDONED (IF NECESSARY) IN ACCORDANCE WITH APPLICABLE LAWS AND RULES AFTER CONTACTING UNION COUNTY ENVIRONMENTAL HEALTH.

**REQUIRED PARKING SUMMARY**  
 1 BR UNIT: 1.5 SPACES REQUIRED  
 2 BR UNIT: 2 SPACES REQUIRED  
 3 BR UNIT: 2.5 SPACES REQUIRED

**UNIT SUMMARY**  
 117 - 1BR UNITS: 176 SPACES  
 158 - 2BR UNITS: 316 SPACES  
 45 - 3BR UNITS: 113 SPACES  
 RESIDENT SPACES REQUIRED: 605  
 GUEST PARKING:  
 1 SPACE PER 4 RESIDENT SPACES = 152 SPACES

**PARKING PROVIDED**  
 605 RESIDENT SPACES  
 192 GUEST SPACES  
 797 SPACES TOTAL

**REQUIRED BIKE PARKING SUMMARY**  
 CLUBHOUSE: 1 SPACE PER 15 PARKING SPACES  
 40 PARKING SPACES PROVIDED FOR CLUBHOUSE = 3 BIKE SPACES REQUIRED

