

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 SITE DIMENSIONS ARE TO THE FACE 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 NFIP F.I.R.M. MAP NUMBER 3710540800J, EFFECTIVE DATE: OCTOBER 16, 2008.
- A TOWN REPRESENTATIVE MUST BE PRESENT FOR ALL ROADWAY INSPECTION AND TESTING. A 48 HOUR NOTICE MUST BE GIVEN.
- IF BLASTING IS REQUIRED AS A MEANS TO EXCAVATE, BREAK UP OR REMOVE ROCK ON SITE, THE CONTRACTOR IS TO FOLLOW THE CONSTRUCTION METHODS LAID OUT IN THE TOWN OF INDIAN TRAILS ORDINANCE #0180327-294. THE TOWN

ENGINEER MUST BE NOTIFIED IN WRITING AT LEAST ONE BUSINESS DAY IN ADVANCE OF BLASTING.

PARKING TABLE:

OFFICE SPACE: 3.5 SPACES PER 1,000 SQ. FT.
 REQUIRED: TOTAL OFFICE SPACE = 13,600 SF
 48 (13,600 / 1000 = 13.6 X 13.6 X 3.5 = 47.6)

WAREHOUSE: 1 SPACES PER 5,000 SQ. FT.
 REQUIRED: 13 (60,400 / 5000 = 12.08, 12.08 X 1 = 12.08)

TOTAL REQUIRED: 61
 TOTAL PROVIDED: 128 (10 BAYS)

ADA SPACES

SPACES PROPOSED BETWEEN 101 TO 150 = 5 ADA (3 REGULAR 9' x 9', 2 VAN 9' x 9')

TOTAL ADA REQUIRED 3 REGULAR, 2 VAN
 TOTAL ADA PROVIDED 5 REGULAR, 5 VAN

BICYCLE PARKING

EMPLOYMENT USES: 1 SPACE PER 25 PARKING SPACES
 PROVIDED: 128 PARKING SPACES / 25 = 5.12 BIKE SPACES
 PROVIDED: 8 BIKE SPACES

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (C-7.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (C-7.0)
- PROPOSED SIDEWALK CONCRETE PAVEMENT (C-7.0)
- PROPOSED TRASH ENCLOSURE CONCRETE PAVEMENT

NOTES
 ALL BUILDING ENTRY DOORS WILL BE INDICATED ON FINAL ARCHITECTURAL PLANS.

SITE PHASING

SITE IS PLANNED TO BE DEVELOPED IN ITS ENTIRETY IN ONE PHASE PER THE PLANS.

TOWN OF INDIAN TRAIL NOTE:
 THE DEVELOPMENT WILL COMPLY WITH ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION)

PARCEL 07066016
 OWNER: MONTEITH PROPERTY OWNERS ASSOCIATION
 BK 4540 PG 574

PARCEL 07066016D
 OWNER: EMC PROPERTIES LLC.
 BK 6627 PG 564

PARCEL 07066016J
 OWNERS: KEVIN BOYD AND KIMBERLY BOYD
 BK 1858 PG 289

PARCEL 07066016L
 OWNERS: EUGENE BRENEMAN AND SHERRY SIMPSON
 BK 4915 PG 822

PARCEL 07066016K
 OWNER: METROPOLITAN FINANCE PARTNERSHIP
 BK 7109 PG 570

PARCEL 0706621
 OWNER: WILLIAM RAUM
 BK D139 PG 1062

PARCEL 0706620
 OWNERS: MARIA AND JAMES BLUEMKE
 BK 1238 PG 140

PARCEL 0706619
 OWNERS: MARCO AND GUADALUPE GALLARDO
 BK 7283 PG 109

PARCEL 0706609
 OWNERS: DIANA AND THOMAS TAYLOR
 BK 5145 PG 107

PARCEL 0706608
 OWNERS: RENEE AND MICHAEL DIFABIAN
 BK 7133 PG 347

PARCEL 0706607
 OWNERS: BRYAN AND AMANDA WEICH
 BK 6263 PG 192

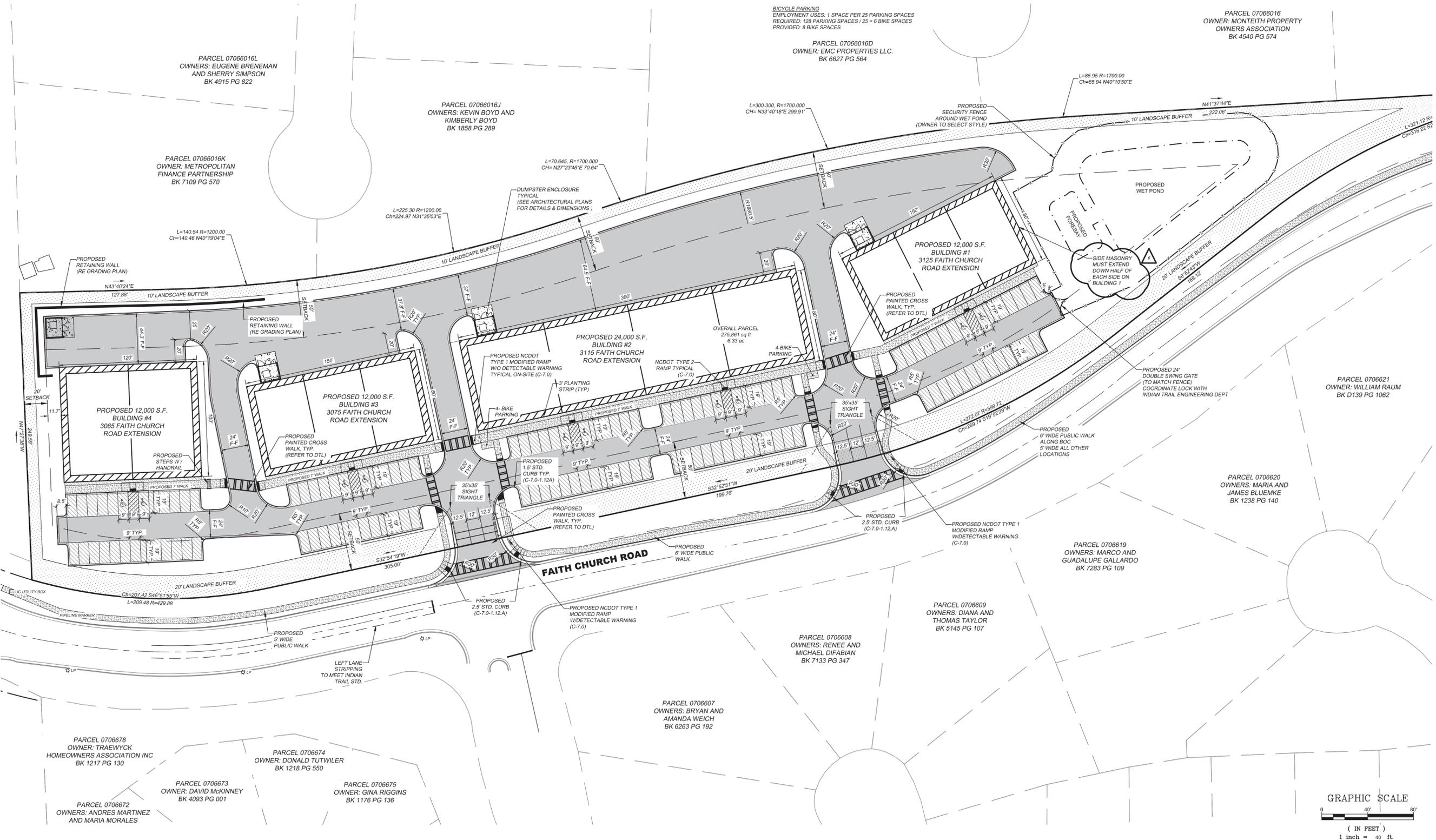
PARCEL 0706678
 OWNER: TRAEWYCK HOMEOWNERS ASSOCIATION INC
 BK 1217 PG 130

PARCEL 0706674
 OWNER: DONALD TUTWILER
 BK 1218 PG 550

PARCEL 0706673
 OWNER: DAVID MCKINNEY
 BK 4093 PG 001

PARCEL 0706675
 OWNER: GINA RIGGINS
 BK 1176 PG 136

PARCEL 0706672
 OWNERS: ANDRES MARTINEZ AND MARIA MORALES



EAGLE ENGINEERING

2013A Van Buren Avenue
 Indian Trail, NC 28079
 (704) 982-4222
 www.eagleonline.net

NO.	DATE	BY	ISSUE
1	11/7/2020	HWD	REVISED PER TOWN & CLIENT COMMENTS - PERMIT SUBMITTAL 1
2	7/24/2020	HWD	REVISED PER TOWN & NCECD SUBMITTAL - PERMIT SUBMITTAL 2
3	8/17/2020	DNF	REVISED PER TOWN & LCPW COMMENTS - PERMIT SUBMITTAL 3
4	11/19/2020	DPH	REVISED PER TOWN & LCPW COMMENTS - PERMIT SUBMITTAL 4
5	12/14/2020	BLD	REVISED PER LCPW COMMENTS - PERMIT SUBMITTAL 5
6	02/09/2021	DPH	REVISED PER TOWN COMMENTS - PERMIT SUBMITTAL 6

FAITH CHURCH ROAD - BUSINESS PARK
 INDIAN TRAIL, UNION CO., NC
 For the Benefit of:
FAITH COMMERCIAL PARTNERS, LLC

SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	MCKY / BLD
FA / BLD	FA / DM		

DATE: 10/11/2019
 JOB NUMBER: 6733

NORTH CAROLINA PROFESSIONAL SEAL
 045509
 Matthew C. Kirchner
 02/09/2021

