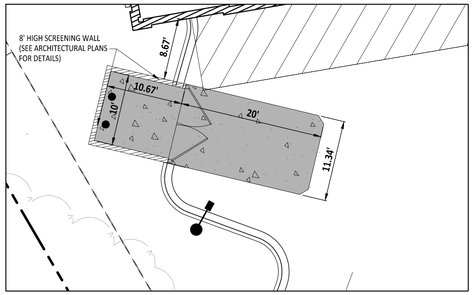
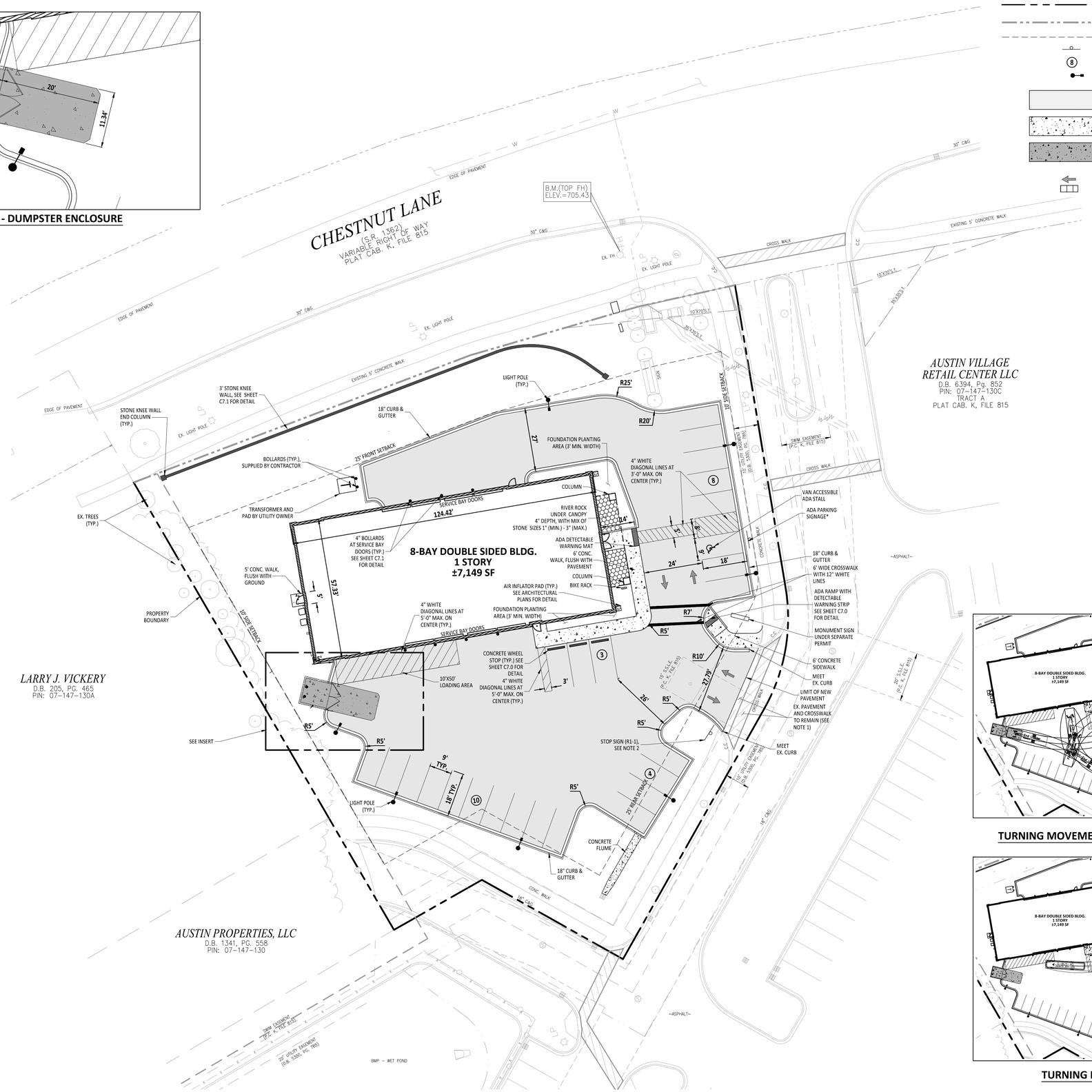
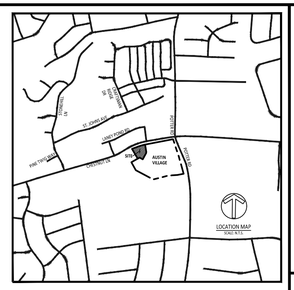


INSERT - DUMPSTER ENCLOSURE



LEGEND

- SITE BOUNDARY
- RIGHT OF WAY
- SETBACK
- SIGN
- PARKING COUNT
- LIGHT POLE
- HEAVY DUTY PAVEMENT (SEE SHEET C7.1 FOR DETAIL)
- CONCRETE SIDEWALK (SEE SHEET C7.0 FOR DETAIL)
- HEAVY DUTY CONCRETE (SEE SHEET C7.1 FOR DETAIL)
- TRAFFIC FLOW
- BIKE RACK (SEE SHEET C7.1 FOR DETAIL)



DEVELOPMENT DATA

PARCEL ID:	O7147130E
OWNER:	MAVIS SOUTHEAST LLC
DEED BOOK / PAGE:	DB 1420, PG 489
TOTAL SITE AREA:	1.05 AC
ZONING:	CZ-GBD (B4)
OVERLAY DISTRICT:	VILLAGE CENTER OVERLAY
PROPOSED USE:	MOTOR VEHICLE REPAIR

PROPOSED BUILDING SETBACKS:

FRONT SETBACK:	25 FT
SIDE SETBACK:	10 FT
REAR SETBACK:	25 FT
MAXIMUM BUILDING HEIGHT ALLOWED:	50FT
BUILDING HEIGHT:	22'-4"
BUILDING GROSS FLOOR AREA:	7,149 SF
BUILDING LOT COVERAGE:	7,149 SF/45,738 SF = 0.156

VEHICLE PARKING:

REQUIRED:

23 STANDARD STALLS (1.5*8 SERVICE BAYS) + (0.75* 14 EMPLOYEES)
x25% (25% PARKING REDUCTION ALLOWED IN VILLAGE OVERLAY DISTRICT)
18 STANDARD STALLS

17 STANDARD STALLS
1 ADA STALL (VAN ACCESSIBLE)
18 REQUIRED PARKING STALLS

PROVIDED:

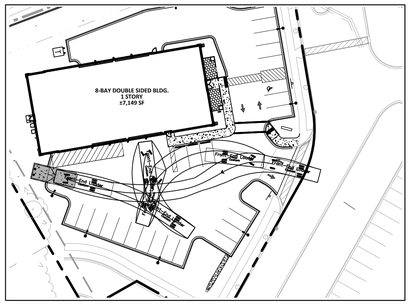
24 STANDARD STALLS
1 ADA STALL (VAN ACCESSIBLE)
25 PROVIDED PARKING STALLS

BICYCLE PARKING: 1 RACK (1 RACK PER 25 PARKING SPACES REQUIRED AND PROVIDED)

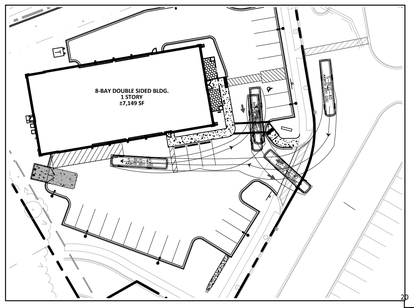
IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	
PAVING/SIDEWALK AREA:	17,009 SF
BUILDING AREA:	7,149 SF
TOTAL:	24,158 SF (52.8%)

WATERSHED: WEST FORK TWELVE MILE CREEK



TURNING MOVEMENT - GARBAGE TRUCK



TURNING MOVEMENT - SB-40

NOTE:
1. THE TOWN INSPECTOR MAY REQUIRE THE CONTRACTOR TO RESTRIPE THE EXISTING CROSSWALK AT THE ENTRANCE DRIVE DUE TO WEAR AND TEAR FROM CONSTRUCTION TRAFFIC. CONTRACTOR BIDS SHALL REFLECT THIS COST.
2. ALL TRAFFIC SIGNS SHALL CONFORM TO MUTCD STANDARDS.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA PROFESSIONAL SEAL 026926 ENGINEER MARK N. BREEN 4/25/22

FOR REVIEW

NO.	DATE	REVISION:

North Carolina 811

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

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MAVIS TIRE
STORE #2031

AUSTIN VILLAGE PHASE 3 TRACT B
TOWN OF INDIAN TRAIL,
UNION COUNTY, NC

JOB NUMBER: C210069
DESIGN BY:
DATE: 4/25/2022
SHEET TITLE:

SITE PLAN

SHEET NO.: **C3.0**

W:\2021\C210069 - Mavis Tire Supply - Austin Village\Cad\Sheets\C3.0 Site Plan.dwg