



ESTIMATED CONSTRUCTION SCHEDULE

ANTICIPATED START	DECEMBER 1, 2022
ANTICIPATED COMPETION	FEBRUARY 1, 2023

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK CONCRETE PAVEMENT

PARKING TABLE

RETAIL: **1 SPACE PER EMPLOYEE

REQUIRED: 2 EMPLOYEES = 2 SPACES
 PROVIDED: 2 REGULAR (9' x 18')
 1 HANDICAP (8' x 18') VAN ACCESSIBLE
 TOTAL REQUIRED 2 SP / 3 SP PROVIDED

** THE REQUIRED 2 SPACES/EMPLOYEE PER 1020.010 MINIMUM PARKING REQUIREMENTS. SINCE THE CUSTOMER DOES NOT EXIT THE VEHICLE DURING THE OIL CHANGE ADDITIONAL PARKING IS NOT REQUIRED.

BICYCLE PARKING
 1 BIKE PARKING SPACE PER 25 PARKING SPACES
 1 SPACES / 25 = 1 BIKE SPACE
 1 BICYCLE PARKING SPACES REQUIRED/1 PROVIDED

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 3710541800J, EFFECTIVE DATE: OCTOBER 16, 2008.
- DEVELOPMENT SHALL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION).
- ROLL-OUT 90 GALLON CONTAINERS ARE PROPOSED FOR TRASH COLLECTION

SITE AND DEVELOPMENT DATA

JURISDICTION	TOWN OF INDIAN TRAIL
TAX PARCEL(S)	K7069036A, N7069036A
SITE ADDRESS:	US Highway 74 & Sardis Church Road
ZONING	RBD
PROPOSED ZONING	N/A
USE CLASSIFICATION	Commercial
PARCEL 1A (Total)	62,690 Sq. Ft. OR 1.439Ac.
GROSS FLOOR AREA (Costa Kiosk)	~770 Sq. Ft.
# OF STORIES (Costa Kiosk)	1 (14'-4")
PROPOSED USE	Quick Oil Change - COMMERCIAL
# OF EMPLOYEE'S	2
PARKING PROVIDED	1 HC / 3 SPACES = 4 TOTAL
MINIMUM FRONT SETBACK	40'. Maybe Reduced to 20' if Parking is Behind Building
MINIMUM CORNER/SIDE SETBACK	10' Not Abutting Residential; 15' Abutting Residential
MINIMUM REAR SETBACK	20'
MINIMUM LOT SIZE	8,000 Sq. Ft.
MINIMUM LOT WIDTH	60'
DISTURBED AREA	10,175 SQ. FT. OR 0.23 AC

IMPERVIOUS DATA

TYPE	EXISTING (SF)	PROPOSED COSTA OIL (SF)	TOTAL (SF)
PARCEL 1A	23,497	6617	30,114
PARCEL 1B	15,305		15,305
TOTAL IMPERVIOUS (1A + 1B)			45,419

SEEDING SCHEDULE FOR SHOULDERS, SIDE DITCHES & SLOPES (MAX 2:1)

DATE	TYPE	PLANTING RATE
AUG 15-NOV 1	TALL FESCUE	300 #/AC
NOV 1-MAR 1	TALL FESCUE AND ABRUZZI RYE	300 #/AC
MAR 1-APR 15	TALL FESCUE	25 #/AC
APR 15-JUN 30	HULLED COMMON BERMUDA GRASS	300 #/AC
JUL 15-AUG 15	TALL FESCUE AND BROWN TOP MILLET OR SORGHUM-SUDAN HYBRIDS	25 #/AC

FOR SLOPES (3:1 TO 2:1)

DATE	TYPE	PLANTING RATE
MAR 1-JUN 1	TALL FESCUE	50 #/AC
(MAR 1-JUNE 30) OR ADD WEEPING LOVEGRASS		10 #/AC
(MAR 1-JUNE 30) OR ADD HULLED COMMON BERMUDA GRASS		25 #/AC
JUN 1-SEPT 1	TALL FESCUE AND BROWN TOP MILLET	120 #/AC
OR SORGHUM-SUDAN HYBRIDS		35 #/AC
SEPT 1-MAR 1 (NOV 1-MAR 1)	TALL FESCUE AND ABRUZZI RYE	120 #/AC
		25 #/AC

CONSULT CONSERVATION ENGINEER OR SCS FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF SLOPES AREAS ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE. ***TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOVING. OTHERWISE FESCUE MAY BE SHADED OUT.

TREE/LANDSCAPE SUMMARY

LARGE DECIDUOUS TREES PROPOSED FRAXINUS PENNSYLVANICA (GREEN ASH) -	2
MEDIUM DECIDUOUS TREES PROPOSED ULMUS PARVIFOLIA (LACEBARK elm) -	5
SMALL DECIDUOUS TREES PROPOSED LAGERSTROMIA (CREPE MYRTLE) -	1
YAUPOIN HOLLY PROPOSED ILEX VOMITORIA	154
PROPOSED TREE CANOPY SUMMARY	
2 LARGE TREES @ 1800 SQ.FT. EA. =	3,200 SQ. FT.
5 MEDIUM TREES @ 900 SQ.FT. EA. =	4,500 SQ. FT.
1 SMALL TREES @ 400 SQ.FT. EA. =	400 SQ.FT.
TOTAL PROP. CANOPY COVERAGE =	8,100 SQ. FT.
NEW PAVED AREA = 5,622 SQ. FT. 0.35% = 1967 # REQUIRED	

EXCESS TREES FROM THE CANOPY SUMMARY ARE INTENDED FOR THE 10' LANDSCAPE PERIMETER BUFFER AND THE 20' STREET BUFFER.

CONCRETE PAVEMENT SECTION

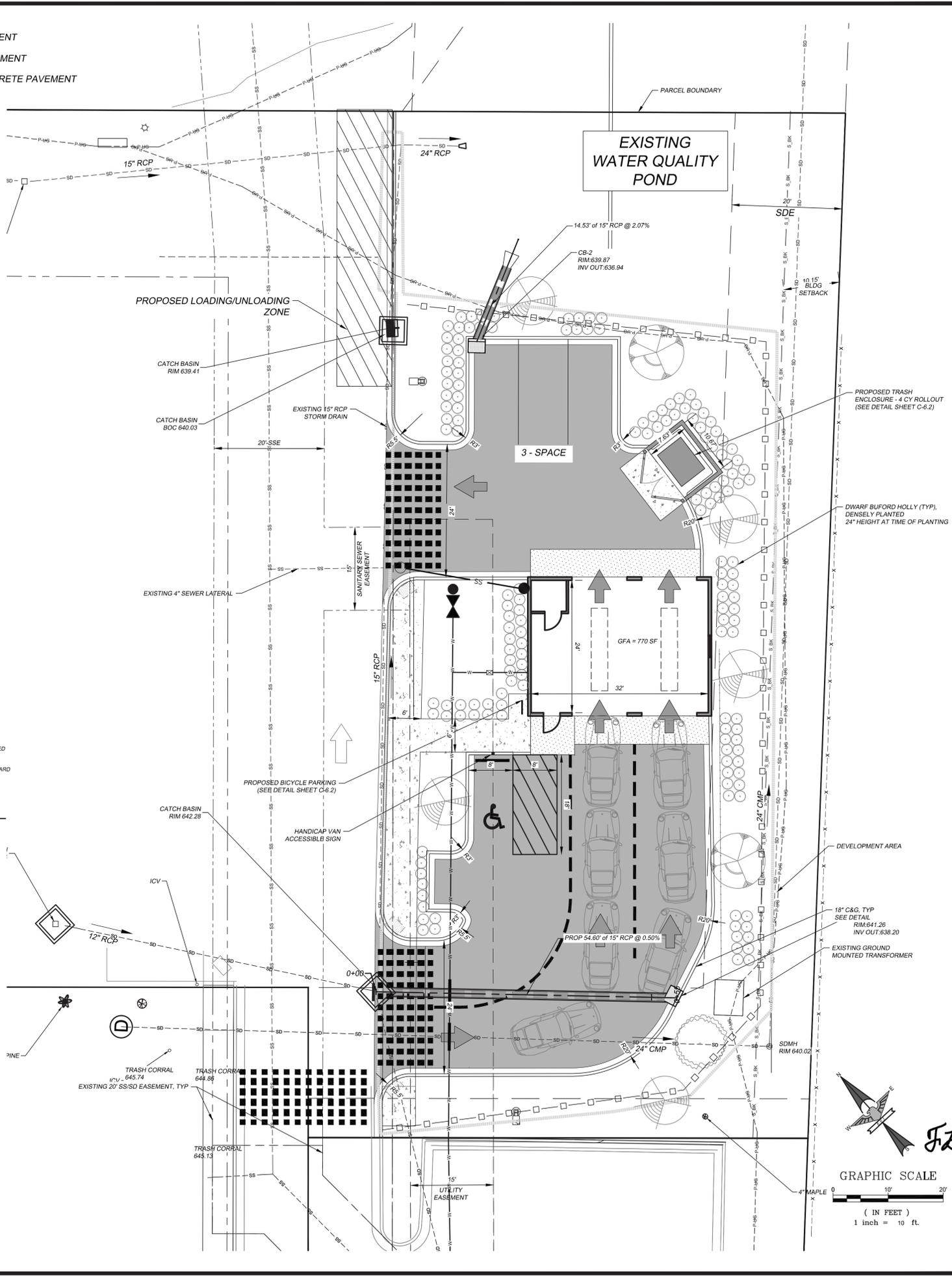


ASPHALT PAVEMENT SECTION



LANDSCAPING 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.
- ENTIRE SITE SHALL BE SODDEN UNLESS SPECIFIED ON PLAN OR REQUESTED BY CONSTRUCTION MANAGER USE LOCALLY ADAPTED SOG.
- THE GENERAL CONTRACTOR SHALL LEAVE THIS SITE AT 6" FROM FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR DYING PLANT MATERIAL AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A GUARANTEED REPLACEMENT.
- ALL PLANTING SHALL BE PLACED WITHIN A MULCHED PLANTING BED. ALL STRAPPING AND THE TOP 2/3 OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT TOWN STANDARD DETAILS AND SPECIFICATIONS.
- ALL AREAS NOT MULCHED SHALL BE SEEDED OR SODDEN IN ACCORDANCE WITH THE AREA SPECIFIED ON PLANS WITH GRASS SPECIES RECOMMENDED FOR REGION AS PRESCRIBED IN THE SEEDING SCHEDULE AS SHOWN ON THIS SHEET.
- SITE LIGHTING SHALL NOT BE PLACED IN CONFLICT WITH PLANTED TREES.
- TREE PROTECTION FENCING TO BE PROVIDED AROUND TREE PRESERVATION AREAS IN ACCORDANCE WITH TOWN STANDARDS.
- COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLAN.
- MULCH ALL AREAS, THAT ARE NOT SEEDDED OR SODDEN, WITH SHREDDED HARDWOOD MULCH OR APPROVED EQUAL AS SPECIFIED TO A DEPTH OF 3"-4".
- THE SELECTION AND INSTALLATION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE TOWN STANDARD DETAILS AND SPECIFICATIONS, WHICHEVER IS STRICTER.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
- SUBSTITUTIONS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL, PRIOR TO INSTALLATION. SUBSTITUTIONS MAY REQUIRE ADDITIONAL APPROVAL BY THE GOVERNING JURISDICTION.
- ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
- TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED, AS NECESSARY, USING ARBORTIE FOR GUYS ON TREES. SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE COVERED WIRE.
- CONTRACTOR SHALL RAKE OUT ALL STONES IN LANDSCAPE AREAS PRIOR SEEDING/SODDING OR PLANTING.



EAGLE ENGINEERING
 FIRM LICENSE # C-0873
 2015A Van Buren Avenue
 Indian Trail, NC 28079
 (704) 862-4222
 www.eagleeng.com

NO.	DATE	BY	ISSUE	REVISION	PER T.O.T./UC/PW COMMENTS
1	02/01/23	FLG			

COSTA OIL
 SARDIS CORNERS
 INDIAN TRAIL, NC
Sardis Corners, LLC
 231 Post Office Dr
 Indian Trail, NC

COSTA OIL
SITE/LANDSCAPE PLAN

DESIGNED BY	FLG	AS SHOWN
DRAWN BY	FLG	SCALE
CHECKED BY	JLR	JOB NUMBER: 7791
DATE	2/1/2023	

NORTH CAROLINA
 PROFESSIONAL SEAL
 15798
 2/1/2023

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