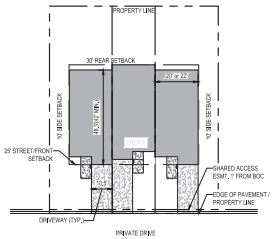
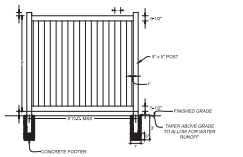


TYPICAL LOT LAYOUT
FRONT LOADED UNIT
(NTS)



DETAIL "A"
VINYL FENCE DETAIL
NTS

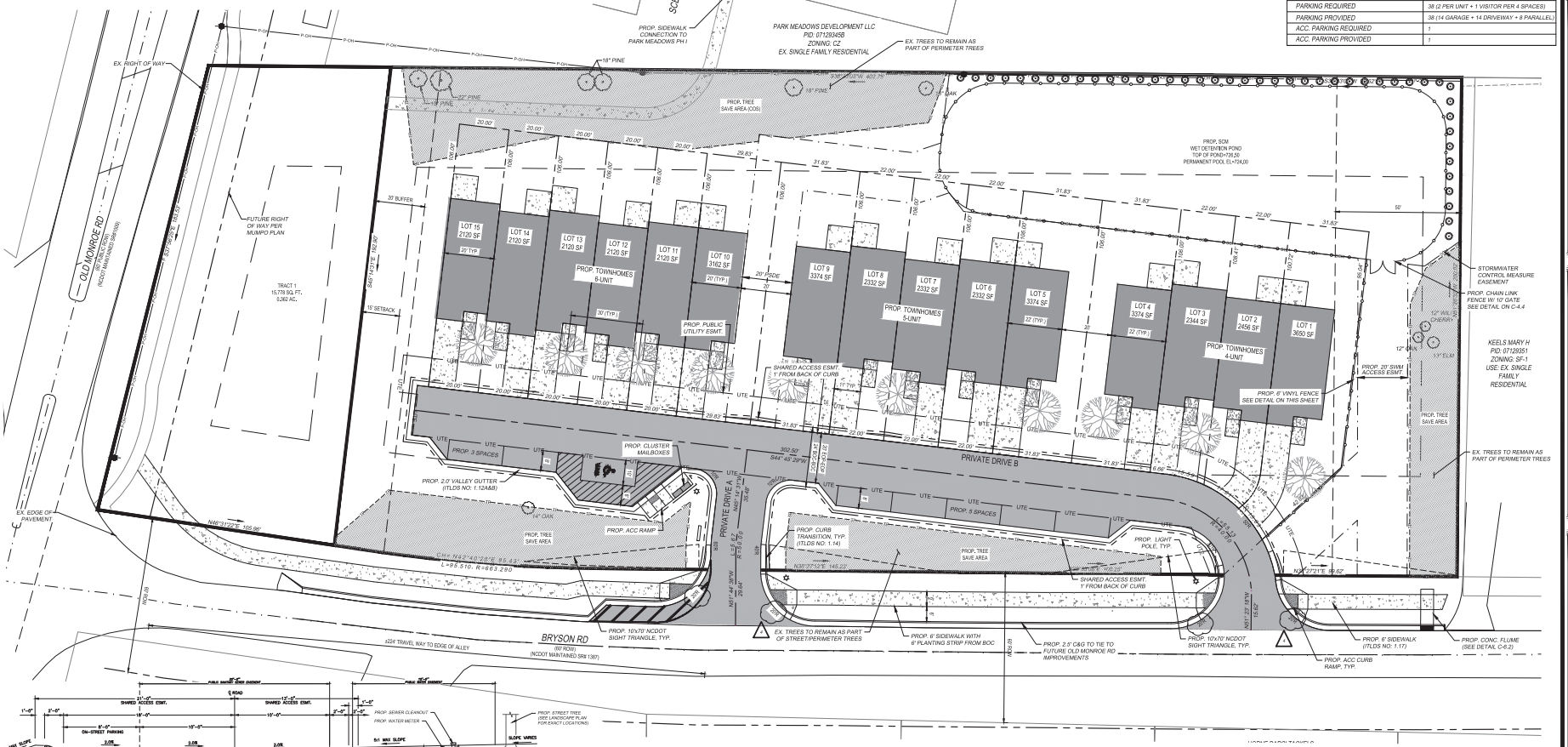
NOTES:
CONTRACTOR SHALL COORDINATE WITH THE TOWN OF INDIAN TRAIL REGARDING FENCE COLOR AND APPURTENANCES. HEIGHT SHALL BE MINIMUM 6-FEET. PROPOSED VINYL FENCE BORDERING SITE AS SHOWN ON PLANS

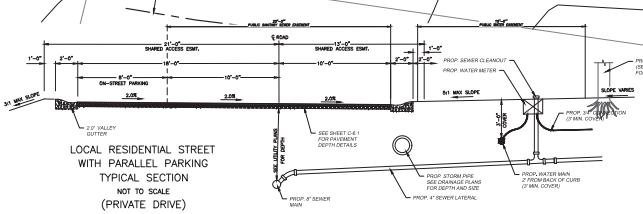
SITE NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. 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.
8. 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.
9. 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.
10. 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".
11. 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.
12. 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 3710449800J, EFFECTIVE DATE OCTOBER 16, 2008.
13. WET POND STORMWATER CONTROL MEASURE IS TO BE MAINTAINED BY THE SUBDIVISION HOA.
14. MONUMENT SHOP DRAWINGS TO BE APPROVED BY TOWN OF INDIAN TRAIL PRIOR TO CONSTRUCTION.
15. ALL DIMENSIONS ARE TO BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

SITE AND DEVELOPMENT DATA

JURISDICTION	TOWN OF INDIAN TRAIL
TAX PARCEL(S):	07129346, 07129349, 07123350
SITE ADDRESS:	3801 OLD MONROE ROAD INDIAN TRAIL, NC
ZONING	MF-1 (CZ #2018-0080)
TOTAL AREA	2.02 ACRES
ROW AREA TO BE DEDICATED	0.27 ACRES
NET AREA	1.75 ACRES
TOTAL UNITS	15 UNITS
DENSITY	7.1 UNITS/AC (6.3 UNITS/ACRE PRIOR TO ROW DEDICATION)
OPEN SPACE REQUIRED	0.43 ACRES (1/35 AC PER UNIT)
OPEN SPACE PROVIDED	0.96 ACRES
TREE SAVE REQUIRED	0.32 ACRES (15%)
TREE SAVE PROVIDED	0.32 ACRES
SETBACKS	
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10' (0' ON INTERIOR UNITS)
MINIMUM REAR SETBACK	30'
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MAXIMUM PERMITTED BUILDING HEIGHT	40'
PARKING REQUIREMENTS	
PARKING REQUIRED	38 (2 PER UNIT + 1 VISITOR PER 4 SPACES)
PARKING PROVIDED	38 (14 GARAGE + 14 DRIVEWAY + 8 PARALLEL)
ACC. PARKING REQUIRED	1
ACC. PARKING PROVIDED	1





LOCAL RESIDENTIAL STREET
WITH PARALLEL PARKING
TYPICAL SECTION
NOT TO SCALE
(PRIVATE DRIVE)

LEGEND

HEAVY DUTY ASPHALT
CONCRETE
TREE SAVE AREA
FENCING
UTE WATER LINE EASEMENT
UTE SANITARY SEWER EASEMENT
R RADIUS

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

EAGLE ENGINEERING
20134 Vine Brown Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleengineering.net

NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHER
07/21/21

NO	DATE	BY	ISSUE
1	02/04/2021	MCK	REVISED PER TOT COMMENTS
2	04/28/2021	DPH	REVISED PER TOT COMMENTS
3	06/08/2021	DPH	REVISED PER TOT COMMENTS
4	07/21/2021	DPH	REVISED PER NCDOT COMMENTS

PARK MEADOWS PHASE II
3801 OLD MONROE ROAD
INDIAN TRAIL, NC

PARK MEADOWS DEVELOPMENT, LLC
231 POST OFFICE DRIVE, SUITE B-8
INDIAN TRAIL, NC 28079

SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY
LBT	LBT	MCK
Scale	DATE	JOB NUMBER
AS SHOWN	10/13/2020	7151

Sheet
C-2.0