



LAND USE AND ZONING INFORMATION AND NOTES:

- OWNER/APPLICANT: LIQUID MANAGEMENT, LLC
231 POST OFFICE DRIVE, SUITE B-4
INDIAN TRAIL, NC 28070
CONTACT: TOM CROUCH
EMAIL: TOMC@STERNBERGROPPINC.COM
- ENGINEER: BOHLER ENGINEERING NC, PLLC
1927 SOUTH TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
CONTACT: A. ALLEN MCDOWELL
EMAIL: AAM@BOHLERENG.COM
- PARCEL: 0700006A, 0700009
6400 OLD MONROE ROAD
UNION COUNTY
UNION COUNTY
ZONING: G10-CZ
EXISTING USE: RESIDENTIAL
PROPOSED USE: RETAIL (PERMITTED)

BULK REQUIREMENTS:	REQUIRED (SEE CODE)		PROVIDED (SEE SHEETS)	
	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT AREA	MIN. LOT WIDTH
A. MIN. LOT AREA	6,000 SF (B.138 AC)	60'	55,560 SF (1.275 AC) (1.01 AC AFTER FUTURE ROW)	>60'
B. MIN. LOT WIDTH	60'	60'	19'	19'
C. MIN. BUILDING SETBACK	10/25'	10/25'	15'	15'
	FRONT SETBACK	10/25'	15'	(SEE NOTE 11)
	REAR SETBACK	12/5'	12.5'	(SEE NOTE 11)

FLOOR AREA RATIO (FAR)	MAX. BUILDING HEIGHT	MAX. TYPICAL GFA	PARKING REQUIREMENTS	AUTO PARKING	ACCESSIBLE PARKING	BICYCLE PARKING	LOADING SPACES
40'	40'	20,000 SF	4 SPACES PER 100 (21 SPACES)	2 MINIMUM SPACES (1 VAN), 2 SPACES (1 VAN)	4 SPACES	1-10'X20' LOADING SPACE	1-10'X20' LOADING SPACE

- PARCEL ACREAGE IS 8.95 ACRES TOTAL. AREA TO BE DEVELOPED IS 4.85 ACRES. PORTION OF SITE TO BE DEVELOPED TO ROUGH PAD GRADE FOR FUTURE DEVELOPMENT. FUTURE DEVELOPMENT PARKING AND SITE LAYOUT TO BE DETERMINED.
- FINAL LAYOUT AND DESIGN SHALL AS ALLOWED IN THE G10 ZONING DISTRICT BUT ARE TO BE DETERMINED AT THE TIME OF FUTURE DEVELOPMENT OF THE REMAINDER OF THE SITE.
- PROJECT WILL REQUIRE STORMWATER DETENTION AND WATER QUALITY MEASURES IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL'S POST-CONSTRUCTION STORM WATER ORDINANCE.
- A PERMIT FROM NCDOT WILL BE REQUIRED FOR THE EROSION CONTROL PLAN. SEE EROSION CONTROL SHEETS.
- PROJECT MUST COMPLY WITH THE REQUIREMENT OF THE TOWN OF INDIAN TRAIL UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 601, TREE PRESERVATION AND PROTECTION EXCEPT AS NOTED IN THIS CONDITIONAL APPROVAL.
- ENTRY MONUMENTS AND LANDSCAPING WILL BE PROVIDED AT THE ENTRANCE. THE APPROXIMATE LOCATION OF THE ENTRY MONUMENTS IS LOCATED ON THE PLAN.
- NO TIA, CURB & GUTTER, OR SIDEWALK PROPOSED ALONG OLD MONROE ROAD DUE TO NCDOT TYPING PROJECT STILL IN DESIGN. DEVELOPER WILL BUILD SIDEWALK PRIOR TO FINAL CERTIFICATE OF OCCUPANCY IF NOT COMPLETED BY NCDOT AT THAT TIME.
- NCDOT IS NOT REQUIRING A TIA FOR THE PROPOSED RETAIL USE, THOUGH IT MAY BE NECESSARY TO ACQUIRE A TIA FOR THE REMAINDER OF THE FUTURE DEVELOPMENT.
- PARKING LOT/SCAPE LANDSCAPING TO MEET APPLICABLE CODES. PERIMETER BUFFERS TO BE PLANTED WITH BUFFER TYPE NOTED.
- PARKING LOT/BUILDING SITE LIGHT FIXTURES SHALL BE SHIELDED AND POSITIONED SUCH THAT LIGHT DOES NOT TRESPASS ON ADJACENT RESIDENTIAL PROPERTIES PER TOWN CODE.
- PROPOSED OUTLOT SHALL NOT BE REQUIRED TO PROVIDE INTERNAL SETBACKS OR BUFFERS (I.E. WHERE OUTLOT ABUTS PROPOSED MAIN LOT).
- PRINCIPLE ENTREEWAYS (I.E. DRIVEWAYS) INTO PARKING FACILITIES WITH MORE THAN 200 PARKING SPACES MUST BE SCREENED BY A BUFFER STRIP AT MINIMUM 8' IF BUFFER THAT IS LANDSCAPED (TOWN UDD SEC. 810.130). THIS BUFFER IS REDUCED TO 4' UPON ENTERING THE PARKING LOT AS SHOWN ON THE PLAN.
- ALL PARKING LOTS CONTAINING OVER 200 PARKING SPACES SHALL PROVIDE AT LEAST HALF OF THE REQUIRED 50% CANOPY COVER WITH LARGE TREES (TOWN UDD SEC. 810.1602).
- DESIGN OF LARGE PARKING AREAS (MORE THAN 200 PARKING SPACES) AT RETAIL STORES AND SHOPPING CENTERS SHALL ADHERE TO THE DESIGN REQUIREMENTS OF TOWN UDD SEC. 1070.0107 (X14-6).
- ABC STORE BUILDING MATERIALS TO BE SIMILAR TO BUILDINGS FRONTING MONROE ROAD FROM SUN VALLEY COMMONS. FRONT BUILDING FACADE TO HRP-3 AROUND BUILDING CORNER.
- NCDOT DRIVEWAY PERMIT WILL BE ACQUIRED.
- STREET SIGNS AND POSTS WILL MEET TOWN STANDARDS.
- PROJECT WILL REQUIRE STORMWATER DETENTION AND WATER QUALITY MEASURES IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL ORDINANCE/UNION COUNTY ORDINANCE.
- THE STREET SYSTEM SHOWN ON THIS PLAN INCLUDES ONE OR MORE STUB STREETS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED.
- THERE IS A KNOWN WELL ON SITE. REMOVAL WILL OCCUR UNDER SEPARATE PERMIT.
- PROPOSED (2) STREET STUBS TO ADJACENT PROPERTIES. PROPOSED END-OF-ROADWAY MARKER SIGNS AND FUTURE STREET EXTENSION SIGNS TO BE INSTALLED AT THE END OF BOTH STUB ROADS. FUTURE STREET EXTENSION SIGNS SHALL STATE THAT STUB ROADS WILL BE CONNECTED WHEN ADJACENT PROPERTY DEVELOPS.
- MONUMENT STRUCTURES (RETAINING WALL, SHOP DRAWINGS SHALL BE APPROVED BY THE TOWN OF INDIAN TRAIL PRIOR TO IMPLEMENTATION.
- SIDEWALK IS STUBBED TO FUTURE NCDOT IMPROVEMENTS PLANNED FOR OLD MONROE ROAD. CONNECTION TO BE COMPLETED WITH NCDOT IMPROVEMENTS.
- PROPOSED FENCE AT PROPERTY BOUNDARY INTENDED PER REZONING PLANS TO MATCH ADJACENT SHOPPING CENTER 'SUN VALLEY COMMONS' IN CONSTRUCTION AND WATERFALLS FINAL DESIGN TO BE DETERMINED.

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	APPROVED BY
1	09/20/20	STATE COMMENTS	SCM
2	8/20/20	LICPV COMMENTS	SCM
3	10/16/20	TOTI COMMENTS	SCM
4	11/03/20	STATE COMMENTS	SCM
5	12/22/20	STATE COMMENTS	SCM

811
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC182173
DRAWN BY: GOR/SAM
CHECKED BY: RAM
DATE: 8/20/20
CAD ID.: SSP-0

SUN VALLEY STATION

FOR
LIQUID MANAGEMENT, LLC

PROPOSED DEVELOPMENT
6400 OLD MONROE ROAD
UNION COUNTY
INDIAN TRAIL, NC

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BOHLER ENGINEERING NC, PLLC

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UNION COUNTY
SEAL
12/22/20

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER:
C-301

REVISION 5 - 12/22/2020



Date: 08/20/2020