



NO. 1	DATE 01-13-2023	BY: BSSE	PROJECT: ADDRESSED INDIAN TRAIL AND UNION COUNTY COMMENTS
NO. 2	DATE	BY: SMF	

THE SHOPES AT HANFIELD VILLAGE
INDIAN TRAIL, NC 28079
LIQUID MANAGEMENT, LLC
231 POST OFFICE DRIVE, SUITE B-8
INDIAN TRAIL, NC 28079

REVISION BY: AAK	DATE: 03-13-2023	DESCRIPTION: AS SHOWN
DESIGNED BY: AKB	DATE:	DESCRIPTION:
CHECKED BY: AAK	DATE:	DESCRIPTION:
DATE: 03-13-2023	SCALE:	AS SHOWN

SITE PLAN
Sheet
C-2.0

DEVELOPMENT SUMMARY

VEHICULAR PARKING
RETAIL STORE - GENERAL: 4 SPACES PER 1,000 SQ. FT. OF FLOOR AREA
TOTAL REQUIRED: 26 (8.550 / 1,000 = 8.5 X 4 = 38)
TOTAL PROVIDED: 26

ACCESSIBLE PARKING
BETWEEN 26 TO 50 TOTAL SPACES REQUIRES 1 STANDARD AND 1 VAN ADA PARKING SPACE
TOTAL REQUIRED: 1 STANDARD (P-4) & 1 VAN (P-4)
TOTAL PROVIDED: 1 STANDARD & 1 VAN

BIKE/PED PARKING
1 BIKE PARKING SPACE PER 25 PARKING SPACES
TOTAL REQUIRED: 2 (26/25 = 1.04 X 2)
TOTAL PROVIDED: 2

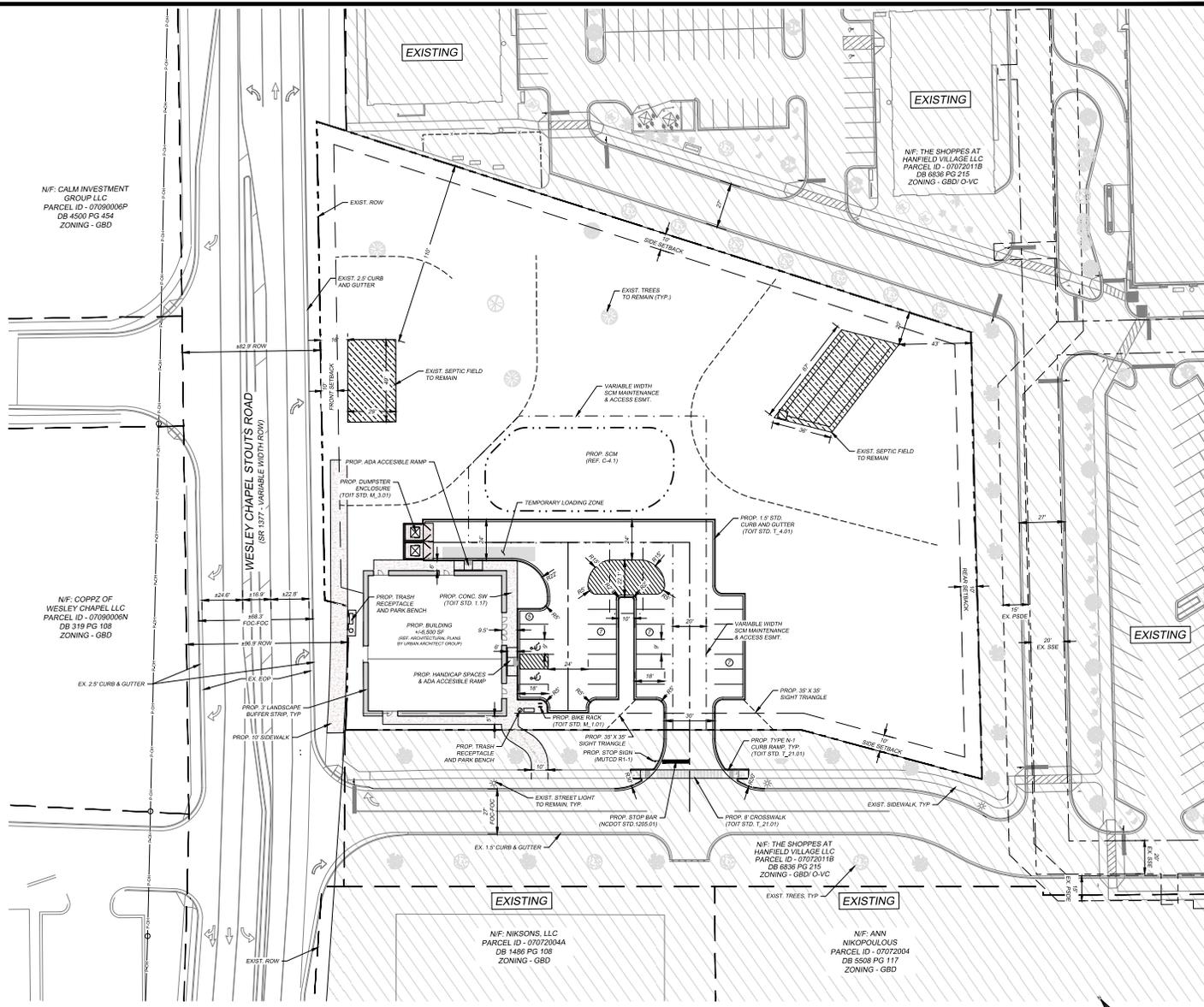
PROPOSED BUILDING FLOOR
+/- 3,000 SF SPACE TO BE OCCUPIED BY RETAIL STORE WITH NO FOOD SERVICE
+/- 4,000 SF SPACE TO BE OCCUPIED BY SHERWIN-WILLIAMS PAINT STORE
MAX BUILDING HEIGHT: 50 FT

IMPERVIOUS VS PERVIOUS CALCULATIONS
IMPERVIOUS AREA: 2,323 SF (2.44 AC)
PERVIOUS AREA: 196,450 SF (2.44 AC)

NOTE: ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE SITE DEVELOPMENT PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NC LAWS AND RULES.

NOTE: TOWN REPRESENTATIVE MUST BE PRESENT AT ALL TIMES WHEN WATER QUALITY FEATURE IS BEING INSTALLED. A 48 HOUR NOTICE MUST BE GIVEN.

NOTE: DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION).



N/F: CALM INVESTMENT GROUP, LLC
PARCEL ID - 07090006P
DB 4500 PG 454
ZONING - GBD

N/F: COPPZ OF WESLEY CHAPEL LLC
PARCEL ID - 07080000N
DB 319 PG 108
ZONING - GBD

N/F: NIKSONS, LLC
PARCEL ID - 07072004A
DB 1486 PG 108
ZONING - GBD

N/F: THE SHOPES AT HANFIELD VILLAGE LLC
PARCEL ID - 07070118
DB 8836 PG 215
ZONING - GBD/ O-V-C

N/F: ANI NIKOPOLULOUS
PARCEL ID - 07072004
DB 5508 PG 117
ZONING - GBD

