



THE DRAWING PREPARED AT THE  
**CHARLOTTE OFFICE**  
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DATE	REVISION DESCRIPTION
08/29/2022	

DRAWN BY  
**A. ROSENBERGER**  
 DESIGNED BY  
**A. ROSENBERGER**  
 CHECKED BY  
**J. DOLAN**  
 SCALE  
**1" = 20'**

# TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

**LPX ACCESSORIES**  
 INDIAN TRAIL, NORTH CAROLINA  
**SITE PLAN**

JOB NO.  
**47560**  
 SHEET NO.  
**C200**

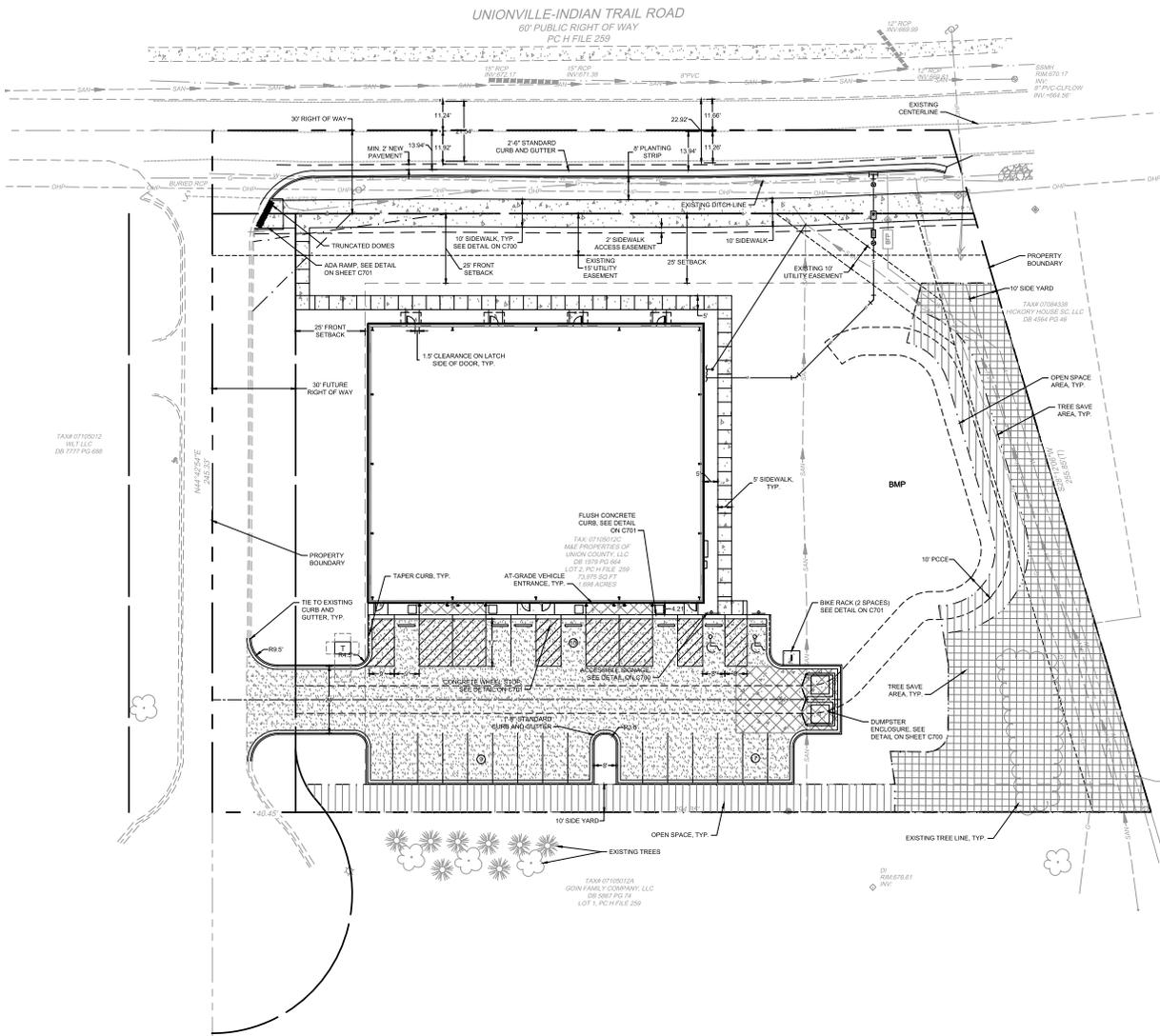
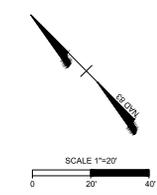
LEGEND	
	RW
	PL
	SETBACK
	FLUSH CURB
	2-4" STANDARD CURB AND GUTTER
	1-6" STANDARD CURB AND GUTTER
	CONCRETE WHEEL STOP
	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT PAVEMENT
	TREE SAVE AREA
	OPEN SPACE AREA

### ZONING CODE SUMMARY

TAX PARCEL ID NUMBER: 07105010C  
 OWNER: LPX AUTO ACCESSORIES PHONE: 704-724-7532  
 PLANS PREPARED BY: TIMMONS GROUP PHONE: 704-227-1563  
 JURISDICTION: TOWN OF INDIAN TRAIL  
 ZONING: GENERAL BUSINESS DISTRICT (GBD)  
 LOT SIZE: 1.36 ACRES (59,421 SF) - EXCLUDES ACC. EASE.  
 PROPOSED USE: FLEX OFFICE/WAREHOUSE (INTERNET SALES)  
 STORIES: 1  
 BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE  
 BUILDING AREA: 12,160 SF (1,556 SF OFFICE, 10,604 SF WAREHOUSE)  
 SETBACK: FRONT: 25', REAR: XX', SIDE: 10'  
 REQUIRED PARKING: 10 (1 SPACE/2000 SF OF WAREHOUSE = 5 + 2 SPACES/1000 SF OF OFFICE = 4)  
 PROPOSED PARKING: 23  
 REQUIRED BIKE PARKING: 2  
 PROPOSED BIKE PARKING: 2  
 REQUIRED TREE SAVE: 5,843 SF (10% OF LOT)  
 PROVIDED TREE SAVE: 5,900 SF  
 REQUIRED OPEN SPACE: 8,914 SF (15% OF LOT)  
 PROVIDED OPEN SPACE: 10,700 SF

### SITE PLAN NOTES

- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS GROUP IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO BACK OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF INDIAN TRAIL AND NORTH CAROLINA SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- ALL SIDEWALKS SHALL BE 5'-6" UNLESS OTHERWISE NOTED.
- NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURBS.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- HANDRAILS MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY, IF WARRANTED BY FIELD CONDITIONS.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST:
  - BE APPROVED BY PUBLIC WORKS REPRESENTATIVE FROM THE TOWN PRIOR TO GETTING PLAN APPROVAL.
  - BE APPROVED BY THE COUNTY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
- BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- IF TOWN PUBLIC WORKS AGREE TO HAVE THE PIPE INSTALLED, THERE SHALL BE AN APPROVED SECONDARY DETAIL AND A THIRD PARTY INSPECTOR SHALL VERIFY COMPACTION AND SUPPLY WRITTEN EVIDENCE OF COMPACTION RESULTS.
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH INDIAN COUNTY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.



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