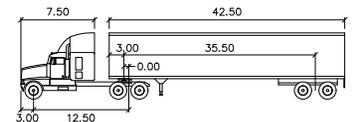
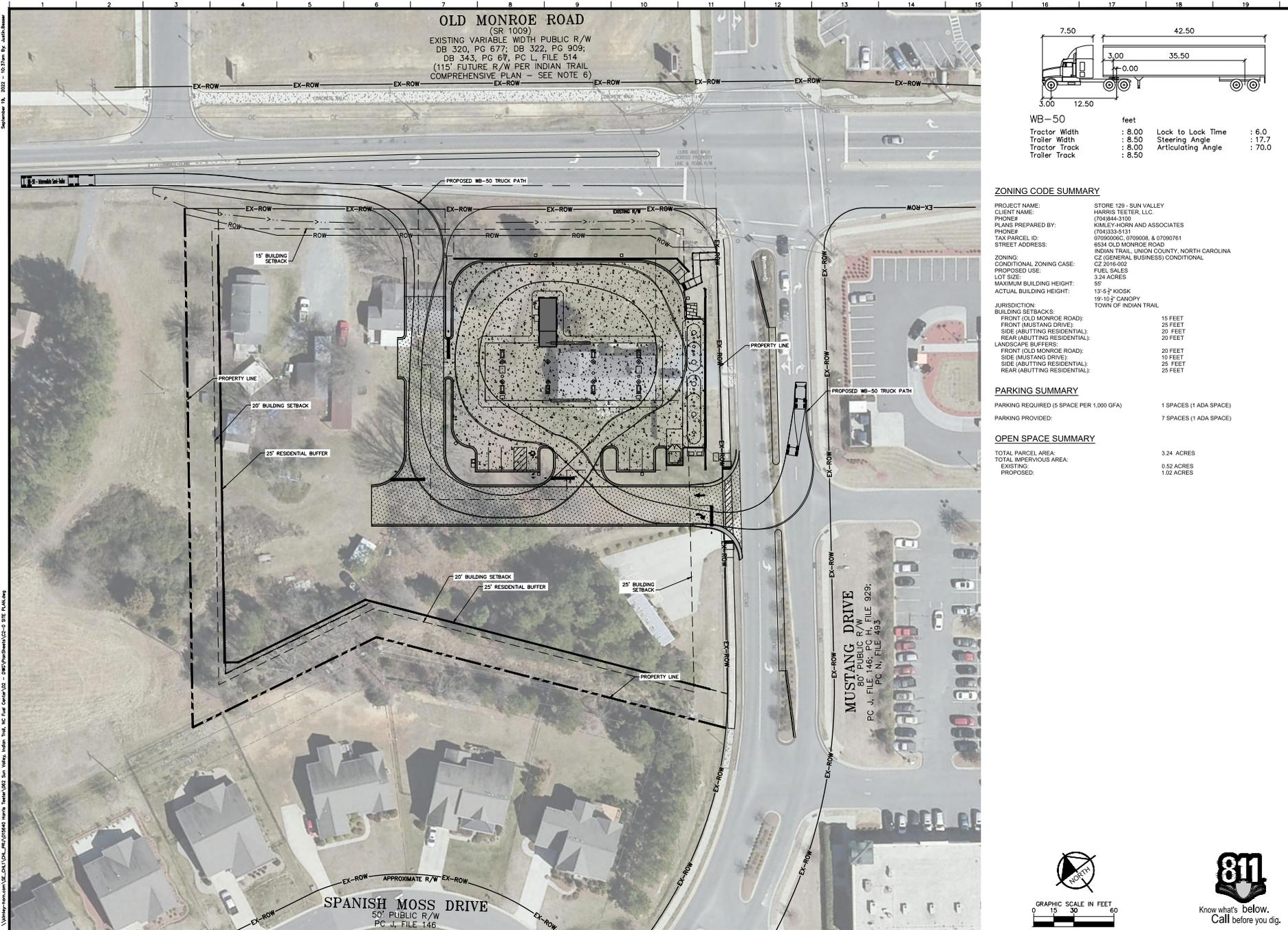


September 19, 2022 - 10:27 AM By: Justin Bremer

\\horns-kimley-horn.com\GIS\DATA\PC\146\146-015640\Harris Teeter\2022_Sun_Valley_Indian_Trail_NC_Trial_Center\02 - 0260\Plan\Sheet\02-0 SITE PLAN.dwg



WB-50 feet

Tractor Width	: 8.00	Steering Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

ZONING CODE SUMMARY

PROJECT NAME: STORE 129 - SUN VALLEY
 CLIENT NAME: HARRIS TEETER, LLC.
 PHONES: (704)944-3100
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES
 PHONE#: (704)333-5131
 TAX PARCEL ID: 07000096, 0700008, & 0700761
 STREET ADDRESS: 6534 OLD MONROE ROAD
 INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA
 ZONING: C2 (GENERAL BUSINESS) CONDITIONAL
 CONDITIONAL ZONING CASE: C2 2016-002
 PROPOSED USE: FUEL SALES
 LOT SIZE: 3.24 ACRES
 MAXIMUM BUILDING HEIGHT: 55
 ACTUAL BUILDING HEIGHT: 13'-6" KIOSK
 JURISDICTION: 19'-10" CANOPY
 TOWN OF INDIAN TRAIL

BUILDING SETBACKS:
 FRONT (OLD MONROE ROAD): 15 FEET
 FRONT (MUSTANG DRIVE): 25 FEET
 SIDE (ABUTTING RESIDENTIAL): 20 FEET
 REAR (ABUTTING RESIDENTIAL): 20 FEET
LANDSCAPE BUFFERS:
 FRONT (OLD MONROE ROAD): 20 FEET
 SIDE (MUSTANG DRIVE): 10 FEET
 SIDE (ABUTTING RESIDENTIAL): 25 FEET
 REAR (ABUTTING RESIDENTIAL): 25 FEET

PARKING SUMMARY

PARKING REQUIRED (5 SPACE PER 1,000 GFA) 1 SPACES (1 ADA SPACE)
 PARKING PROVIDED: 7 SPACES (1 ADA SPACE)

OPEN SPACE SUMMARY

TOTAL PARCEL AREA: 3.24 ACRES
 TOTAL IMPERVIOUS AREA: 0.92 ACRES
 EXISTING: 1.02 ACRES
 PROPOSED:



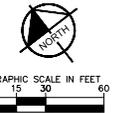
NO.	DATE	REVISIONS
1	09/19/22	RTAP
		02/22 BID SET



PREPARED BY:
 HARRIS TEETER FUEL CENTER
 STORE #129 - SUN VALLEY
 6534 OLD MONROE ROAD
 INDIAN TRAIL, NORTH CAROLINA
 UNION COUNTY

OVERALL SITE PLAN

DESIGNED BY: CLH
 DRAWN BY: CLH
 CHECKED BY: MFJ
 DATE: 09/19/2022
 PROJECT#: 015640002



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