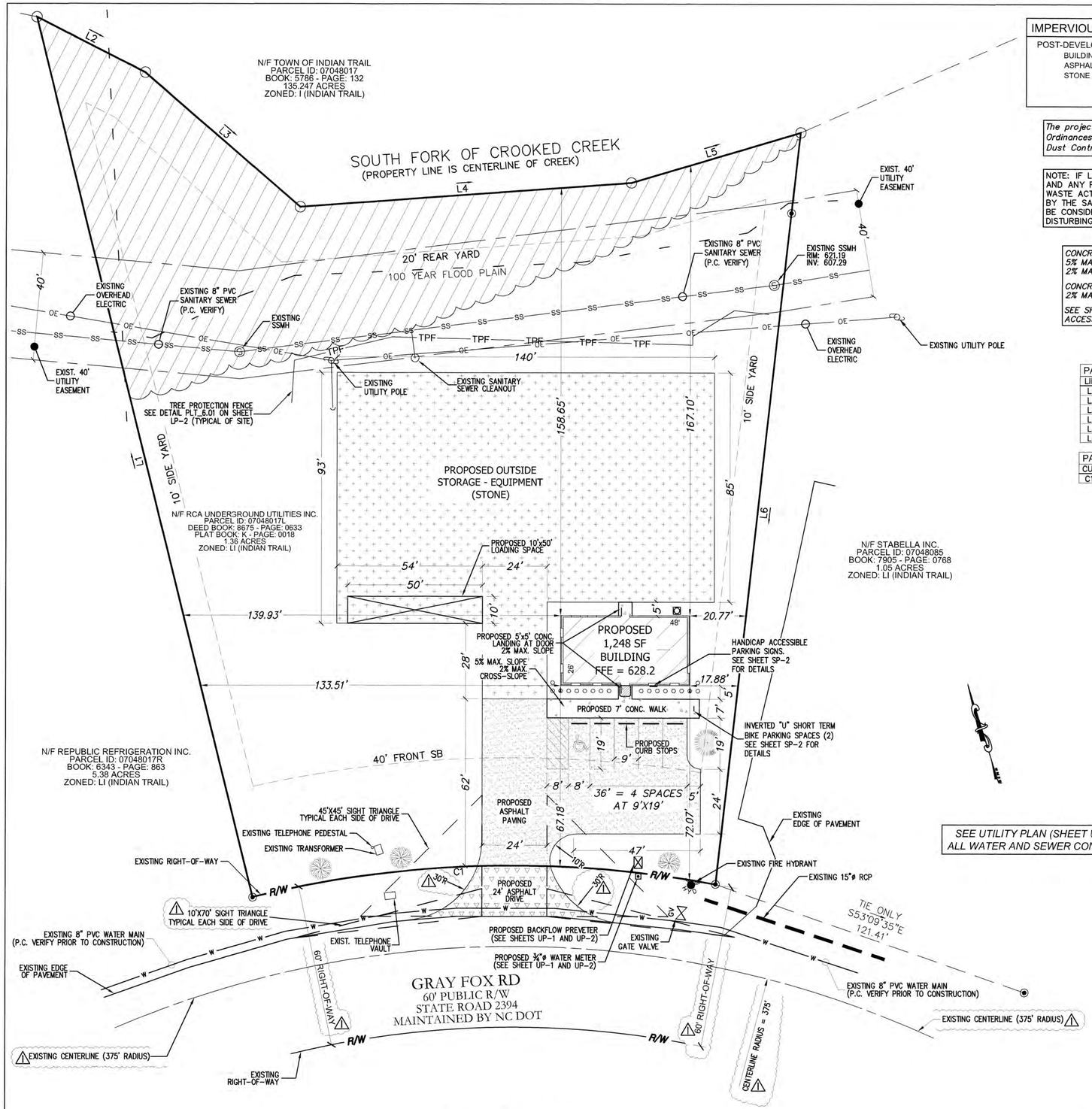


SITE PLAN

20 0 20 40 60

Scale 1" = 20'

SEE UTILITY PLAN (SHEET UP-1) FOR ALL WATER AND SEWER CONNECTIONS

TBM – EXISTING PK NAIL BY GSS
ELEV = 624.33

IMPERVIOUS

POST-DEVELOPMENT:

BUILDING	=	1,248 SF
ASPHALT / CONCRETE	=	5,028 SF
STONE	=	13,196 SF
TOTAL	=	19,472 SF

The project will comply with all Town Ordinances (Embankment, Blasting, Dust Control and Post Construction)

NOTE: IF LAND DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY ARE NOT CONDUCTED BY THE SAME PERSON, THEY SHALL BE CONSIDERED SEPARATE LAND DISTURBING ACTIVITIES.

CONCRETE WALKS (TYPICAL)
5% MAXIMUM SLOPE
2% MAXIMUM CROSS-SLOPE

CONCRETE LANDINGS (TYPICAL)
2% MAXIMUM SLOPE

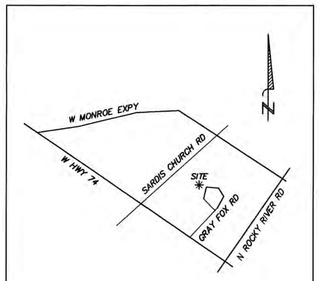
SEE SHEET SP-3 FOR ACCESSIBLE DOOR DETAIL

PAVING NOTE

- ALL WALKS 4" CONCRETE SLAB
- 8" STONE
- 2" ASPHALT ON 6" ABC BASE (PER CONTRACTOR SPECIFICATIONS)
- 1.5" ASPHALT SURFACE, 1.5" ASPHALT SURFACE, 10" COMPACTED ABC BASE (PER NCDOT SPECIFICATIONS) ⚠

ANY DEVIATION FROM PAVEMENT SCHEDULE SHOWN MUST BE APPROVED PRIOR TO ANY CONSTRUCTION.

SOILS REPORT PAVEMENT RECOMMENDATIONS TO OVERRIDE THE ABOVE PAVING SPECS. PAVEMENT SPECIFICATIONS ARE BY GENERAL CONTRACTOR AND APPROVED BY THE OWNER. CHRIS HOPE P.E. IS NOT RESPONSIBLE FOR PAVING SPECIFICATIONS.



Vicinity Map
Not To Scale

PROJECT DATA

1. EXISTING OWNER: RCA UNDERGROUND UTILITIES, INC.
   4711 WAXHAW INDIAN TRAIL ROAD
   INDIAN TRAIL, NC 28079
   CANDICE.AGUILERA@RCAUNDERGROUND.COM
   980-229-8318
2. DESIGNER: CHRIS L. HOPE, P.E.
   2617 ROLLING HILLS DRIVE
   MONROE, NORTH CAROLINA 28110
   704-219-3602
   CHRISHOPE@CAROLINA.RR.COM
3. CONTRACTOR: FAGAN-KENNINGTON & ASSOCIATES INC.
   4136 DAWS DRIVE
   CHARLOTTE, NC 28270
   OKIBOBFAGAN@GMAIL.COM
   704-309-6060
4. SITE ADDRESS: 2860 GRAY FOX ROAD
   MONROE, NC 28110
5. PARCEL I.D.: 07048017L
6. SITE LOCATION: CITY OF INDIAN TRAIL
7. LOT SIZE: 1.36 ACRES
8. DISTURBED SOIL: LESS THAN ONE ACRE
   0.63 ACRES (27,460 SF)
9. SOIL TYPE: ChA & PnB
10. ZONING: LI (CITY OF INDIAN TRAIL)
11. ZONING OF ADJOINING PARCELS: LI & I
    (CITY OF INDIAN TRAIL)
12. SETBACKS: FRONT = 40'
    SIDE = 10'
    REAR = 20'
13. EXISTING USE: VACANT
14. PROPOSED USE: OFFICE
15. PROPOSED IMPERVIOUS: 19,472 SF (.45 ACRES)
    33% OF TOTAL SITE AREA
16. PROPOSED BUILDING AREA: 1,248 SF
17. BUILDING HEIGHT: 18'-0"
18. RECEIVING WATER COURSE: SOUTH FORK OF CROOKED CREEK
    YADKIN PEE-DEE RIVER BASIN

PARCEL LINE TABLE

LINE	LENGTH	DIRECTION
L1	336.44'	N 03°43'01" E
L2	45.25'	S 45°25'45" E
L3	76.10'	S 31°33'51" E
L4	123.16'	S 76°36'24" E
L5	65.42'	S 88°57'27" E
L6	280.68'	S 23°56'28" W

PARCEL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	405.00'	173.14'	171.82'	N 88°22'42"E	01°37'18"

FLOODZONE NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOODZONE (AE) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710541800J, EFFECTIVE OCTOBER 16, 2008.

NOTE:

AS REQUIRED BY THE NPDES GENERAL PERMIT NCG010000, ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY. GROUND STABILIZATION TIMEFRAME EXEMPTIONS CAN BE FOUND IN THE NPDES GENERAL PERMIT NCG010000 UNDER SECTION 2.B. GROUND STABILIZATION.

MAINTENANCE NOTE:

RCA UNDERGROUND UTILITIES (980-229-8318) IS RESPONSIBLE FOR THE MAINTENANCE OF TEMPORARY AND PERMANENT MEASURES DURING CONSTRUCTION.

TREE SAVE AREA CALCULATIONS

A MINIMUM OF 10% OF THE SITE (MINUS RIGHT-OF- WAYS, EASEMENTS, AND PONDS) IS TO BE DESIGNATED AS TREE SAVE AREA

SITE AREA = 59,242 SQUARE FEET

TREE SAVE AREA REQUIRED = 59,242 SF X 10% = 5,924 SF
TREE SAVE AREA PROVIDED = 13,756 SF (23%)

SITE NOTES:

ALL EXTERIOR LIGHTING TO BE FULL CUTOFF.

ROLL OUT SERVICE ONLY FOR SITE.

NOTE

STONE PAVING WILL SUPPORT A LOAD OF 80,000 LBS. FIRE APPARATUS.

SURVEY & UTILITIES NOTES

ALL BOUNDARY, TOPOGRAPHICAL, AND EXISTING INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY DATED APRIL 5, 2023 PROVIDED BY:
DOWELL & CO., P.C.
344 ROLLING HILL ROAD SUITE 103
MOORESVILLE, NC 28117
PH: 704-660-9697

LOCATION OF UNDERGROUND UTILITIES AS PRESENTED ARE APPROXIMATE.

UTILITIES SHOULD BE LOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.

A CERTIFIED SURVEYOR IS TO LAY OUT THE CORNERS OF THE BUILDING PRIOR TO CONSTRUCTION.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811, ITS THE LAW.

PARKING SUMMARY

OFFICE (1,248 SF)

OFFICE:
3.5 SPACES PER 1,000 SF

1,248 SF/1,000 =	5 SPACES
TOTAL SPACES REQUIRED =	5 SPACES
TOTAL SPACES PROVIDED =	5 SPACES
HANDICAP SPACES REQUIRED =	1 SPACES
HANDICAP SPACES PROVIDED =	1 SPACES
BICYCLE (REQUIRED/PROVIDED) =	1 SPACES

1 SPACE PER 25 PARKING SPACES

SIGHT PROFILE NOTE: ⚠

Owner is responsible to remove existing trees/obstructions located within sight line. Permission from adjacent property owner is required prior to tree/obstructions removal from adjacent property. If trees are only trimmed and not fully removed an easement will be required in order to maintain clear sight distance.

REFERENCE NOTE: ⚠

Site :
Plat Cabinet K - File 0018

Industrial Ventures - Phase 6 / Gray Fox Road :
Plat Cabinet E - File 0701
Plat Cabinet E - File 0702

KNOX BOX INFORMATION

BAKERS FIRE DEPARTMENT SHALL BE SELECTED FOR KNOX BOX.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL FIRE MARSHAL AS TO NUMBER, LOCATION, AND PLACEMENT OF KNOX BOXES.

811 Know what's below. Call before you dig.

PROPOSED OFFICE/WAREHOUSE LEASE BUILDING FOR:

RCA UNDERGROUND UTILITIES

2860 GRAY FOX ROAD - INDUSTRIAL VENTURES - LOT 13
MONROE, UNION COUNTY, NORTH CAROLINA 281 10

CHRIS HOPE/LICENSE #5044/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

NORTH CAROLINA PROFESSIONAL SEAL 5044 ENGINEER CHRISTOPHER L. HOPE

Revisions	⚠6/29/2023
Scale	AS NOTED
Drawn By	CTC
Checked By	CLH
Date	6/13/2023
Job No	11023

SP-1

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