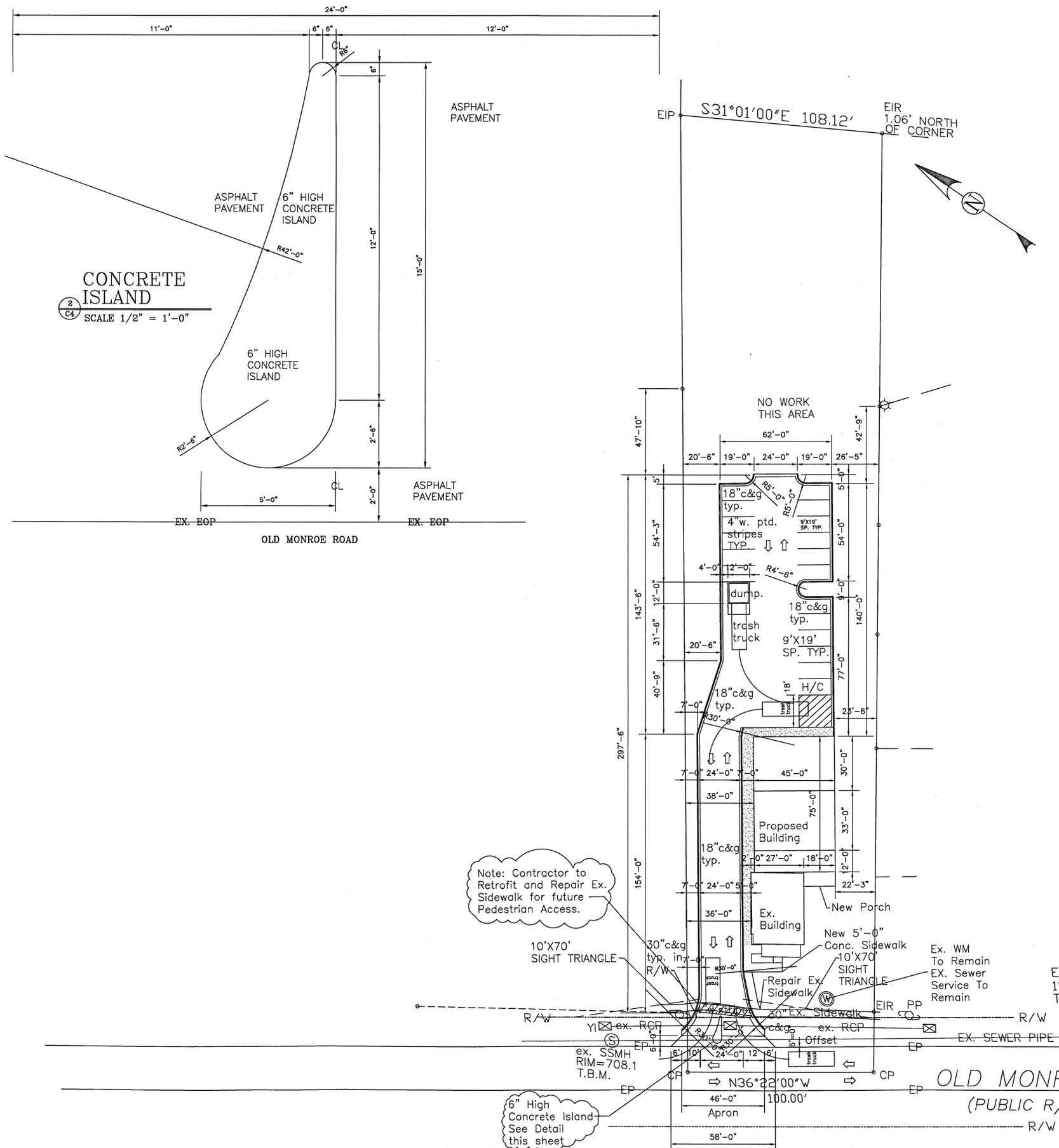


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CONCRETE ISLAND
SCALE 1/2" = 1'-0"

ASPHALT PAVEMENT
6" HIGH CONCRETE ISLAND

6" HIGH CONCRETE ISLAND

OLD MONROE ROAD

Note: Contractor to Retrofit and Repair Ex. Sidewalk for future Pedestrian Access.

6" High Concrete Island See Detail this sheet

- SUMMARY INFORMATION:**
- TOTAL AREA OF SITE: 54,450 SQ. FT. OR 1.25 ACRES +/- EXISTING & PROPOSED BUILDINGS:
 FLOOR AREA EX. BUILDING = 1,131 +/- SQ. FT.
 EX. OFFICE AREA = 1,131 +/- SQ. FT.
 EX. STORAGE AREA = -0 +/- SQ. FT.
 FLOOR AREA PROPOSED ADDITION = 3,375 SQ. FT.
 TOTAL PROPOSED STORAGE AREA = 1,350 +/- SQ. FT.
 % OF NEW CONSTRUCTION = 3375 / 1131 = 298% +/- OF EXISTING
 BUILDING HEIGHT = 25'-0" +/-
 - EXISTING IMPERVIOUS AREA = 9,000 +/- SQ. FT. OR 0.21 ACRES
 PROPOSED NEW IMPERVIOUS AREA = 9,800 SQ. FT. OR 0.23 +/- AC.
 FINAL IMPERVIOUS AREA = 18,800 SQ. FT. OR 0.43 +/- AC.
 NO ADDITIONAL STORMWATER MEASURES ARE REQUIRED
 TOTAL DISTURBED AREA = 27,700 +/- SQ. FT.
 = 0.64 +/- ACRES < 1.0 ACRES. NO NCDENR PERMIT IS REQUIRED.
 - ZONING:
 TYPE: CZ-GBD PROPOSED USE: OFFICES/STORAGE
 - SETBACK REQUIREMENTS:
 FRONT SETBACK (SB): 15' FROM R.O.W.(BUILDING)
 SIDE YARD SB(LEFT): 20' SIDE YARD SB(RIGHT): 20' REAR YARD SB: 20'
 - PARKING REQUIREMENTS:
 TOTAL OFFICE SQ. FOOTAGE = 3,150 SQ. FT.
 = 3.5 SPACES PER 1,000 SQ. FT.
 = (3150/1000 X 3.5) = 12 SPACES REQUIRED
 TOTAL STORAGE SQ. FOOTAGE = 1,350 SQ. FT.
 = MIN. 1 SPACE PER 5000 SQ. FT. OR MAXIMUM SHIFT
 = 3.0 SPACES REQUIRED
 TOTAL SPACES REQUIRED = 15 TOTAL (1 H/C)
 EX. PARKING SPACES PROVIDED = -0-
 PROPOSED NEW PARKING SPACES = 18 TOTAL (1 h/c)
 - EXTERIOR ACCESSIBLE ROUTE- ALL ELEMENTS OF ROUTE MUST MEET THE WIDTH, SLOPE, SURFACE FINISH, ETC. FOR REQUIREMENTS OF 2018 NCBC CHAPTER 11 AND ANSI A 117.1-2009 AS REFERENCED.

BUILDING & PARKING & UTILITY PLAN
SCALE 1" = 30'-0"

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CHAPMAN BUILDING
ADDITION
4123 OLD
MONROE ROAD
INDIAN TRAIL,
NORTH CAROLINA

BUILDING
& PARKING
& UTILITY
PLAN



REVISION
09/20/23-Site Sketch Plan
Submitted to County.
11/01/23-Revised
Notes.
12/05/23-Revised
Notes.

DATE: 06/15/2023
PROJECT No. 22-018
DRAWN BY: GCM
APPROVED BY: GCM
SHEET

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