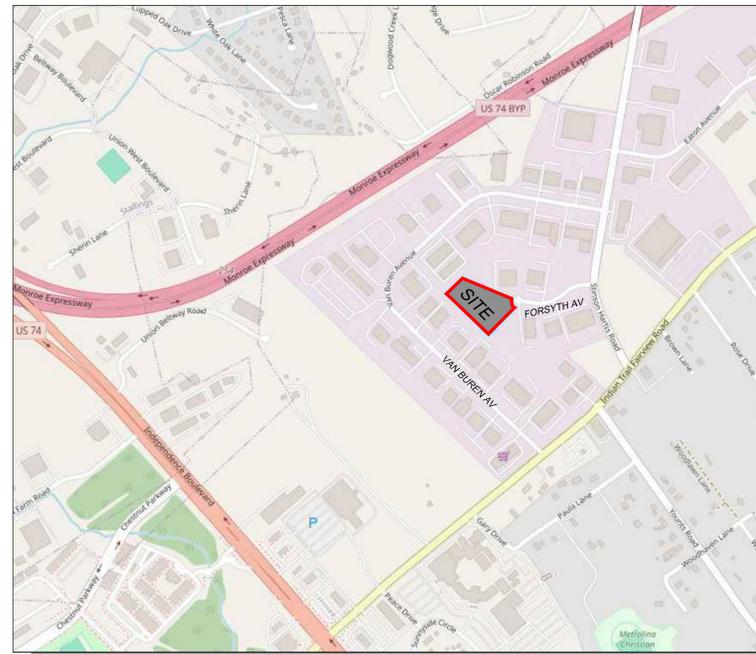


GOLDEN KEY BUILDING

CONSTRUCTION PLANS

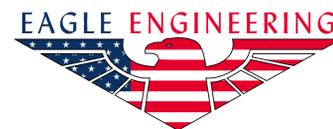
INDIAN TRAIL, NC

SITE AND DEVELOPMENT DATA	
JURISDICTION	INDIAN TRAIL, NC
TAX PARCEL(S)	07081305
SITE ADDRESS	0 FORSYTH AVENUE
ZONING	LI - LIGHT INDUSTRIAL
LEGAL DESCRIPTION	#44 OLD HICKORY PHS
PROPOSED LAND USE	FLEX SPACE
TOTAL SITE AREA	2.32 AC (0.31 AC IN EX. ESMTS)
TREE SAVE AREA REQUIRED	8,796 SF (10%)
TREE SAVE AREA PROVIDED	8,815 SF (10.1%)
DISTURBED AREA	2.23 AC
EX. IMPERVIOUS AREA	0 AC
PROP. IMPERVIOUS AREA	1.62 AC
LOT CRITERIA	
MAXIMUM BUILDING HEIGHT	100'
FRONT SETBACK	50'
SIDE SETBACK ABUTTING RESIDENTIAL	25'
SIDE SETBACK ABUTTING NON-RESIDENTIAL	20'
REAR SETBACK ABUTTING RESIDENTIAL	60'
REAR SETBACK ABUTTING NON-RESIDENTIAL	50'
RELATIVE PROJECT NUMBERS	
NCDEQ EROSION CONTROL	XXX
NCDDOT DRIVEWAY PERMIT	XXX
TOWN OF INDIAN TRAIL	20250021
UNION COUNTY WATER	20250670



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
1 OF 1	PHYSICAL SURVEY
C-2.0	SITE PLAN
C-2.1	TRUCK MANEUVERING PLAN
C-3.0	EROSION CONTROL PH1
C-3.1	EROSION CONTROL PH2
C-4.0	GRADING & DRAINAGE PLAN
C-4.1	STORM DRAINAGE PROFILES
C-4.2	UNDERGROUND DETENTION
C-5.0	UTILITY PLAN
C-6.0	SITE DETAILS
C-6.1	SITE DETAILS
C-6.2	SITE DETAILS
C-6.3	EROSION CONTROL DETAILS
C-6.4	UTILITY DETAILS
C-6.5	UTILITY DETAILS
C-6.6	CONSTRUCTION NOTES
C-6.7	NCG01
C-7.0	LANDSCAPE PLAN
C-8.0	PRE-DEVELOPED DRAINAGE AREA MAP
C-8.1	POST-DEVELOPED DRAINAGE AREA MAP
C-8.2	INLET DRAINAGE AREA MAP



FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net



PROJECT ENGINEER: MATTHEW C. KIRCHNER, P.E.
STREET ADDRESS: 2013A VAN BUREN AVENUE
CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
PHONE: 704.882.4222
EMAIL: PC@EAGLEONLINE.NET

PREPARED FOR: K&Y BUILDERS, LLC
STREET ADDRESS: 13606 E INDEPENDENCE BLVD
CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
PHONE: 704.989.4250
EMAIL: KYBUILDERS.PHIL@GMAIL.COM
CONTACT: PHILIPP YEVCHIK



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CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!

UTILITY CERTIFICATIONS NOTE:
THE PROPOSED WATER AND SEWER MAINS SHOWN ON THESE PLANS, WHICH REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD IN ORDER FOR THE GOVERNING BODY TO ACCEPT THESE UTILITIES AS THEIR OWN, MUST BE WITNESSED BY AUTHORIZED PERSONNEL FROM EAGLE ENGINEERING DURING INSTALLATION AND TESTING. FAILURE BY THE DEVELOPER OR CONTRACTOR TO COORDINATE WITH EAGLE ENGINEERING PRIOR TO THE INSTALLATION AND TESTING OF THESE UTILITIES IS AT THE DEVELOPER'S OR CONTRACTOR'S OWN RISK. ADDITIONAL COSTS MAY BE INCURRED DUE TO THE POSSIBLE NEED FOR UNCOVERING AND REINSTALLATION OF THESE UTILITIES IN ORDER FOR ENGINEER CERTIFICATION TO BE PROVIDED. PLEASE CONTACT EAGLE ENGINEERING AT LEAST 48 HOURS IN ADVANCE OF ANY UTILITY INSTALLATION AT 704-882-4222 TO VERIFY THAT ALL REQUIREMENTS FOR ENGINEER CERTIFICATION ARE BEING MET.

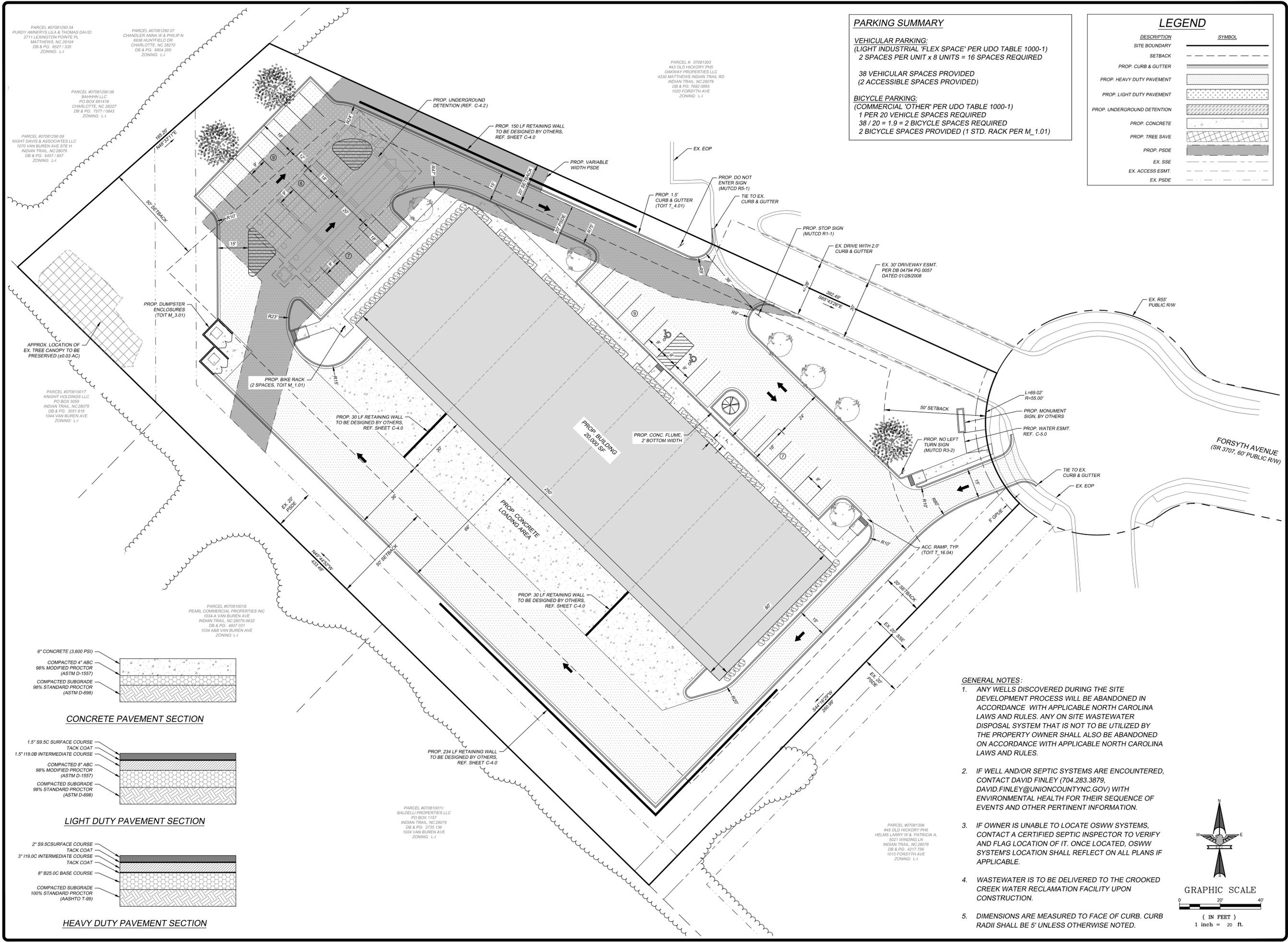


NO.	DATE	BY	ISSUE

GOLDEN KEY BUILDING
INDIAN TRAIL, NC
K&Y BUILDERS, LLC
13606 E INDEPENDENCE BLVD
INDIAN TRAIL, NC 28079

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	JOB NUMBER
AS SHOWN	LEB	NUN	09/03/2025	8646

C-0.0



PARKING SUMMARY

VEHICULAR PARKING:
 (LIGHT INDUSTRIAL 'FLEX SPACE' PER UDO TABLE 1000-1)
 2 SPACES PER UNIT x 8 UNITS = 16 SPACES REQUIRED

38 VEHICULAR SPACES PROVIDED
 (2 ACCESSIBLE SPACES PROVIDED)

BICYCLE PARKING:
 (COMMERCIAL 'OTHER' PER UDO TABLE 1000-1)
 1 PER 20 VEHICLE SPACES REQUIRED
 $38 / 20 = 1.9 = 2$ BICYCLE SPACES REQUIRED
 2 BICYCLE SPACES PROVIDED (1 STD. RACK PER M_1.01)

LEGEND

DESCRIPTION	SYMBOL
SITE BOUNDARY	---
SETBACK	---
PROP. CURB & GUTTER	---
PROP. HEAVY DUTY PAVEMENT	---
PROP. LIGHT DUTY PAVEMENT	---
PROP. UNDERGROUND DETENTION	---
PROP. CONCRETE	---
PROP. TREE SAVE	---
PROP. PSDE	---
EX. SSE	---
EX. ACCESS ESMT.	---
EX. PSDE	---

EAGLE ENGINEERING
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 INDIAN TRAIL, NC 28079
 (704) 882-4222
 www.eagleengineer.net

NORTH CAROLINA PROFESSIONAL SEAL
 045509
 Matthew C. Kirchoff
 ENGINEER
 SHEW C. KIRCHOFF
 09/03/2025

NO.	DATE	BY	ISSUE

GOLDEN KEY BUILDING
 INDIAN TRAIL, NC

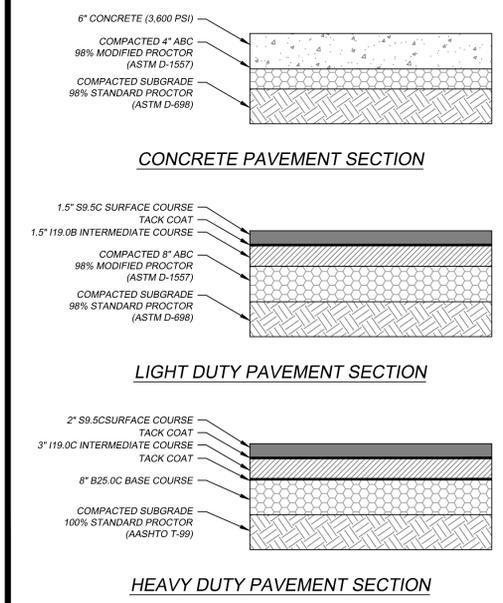
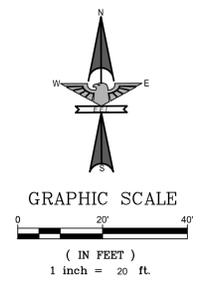
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 13606 E INDEPENDENCE BLVD
 INDIAN TRAIL, NC 28079

SITE PLAN

DESIGNED BY	LEB	CHECKED BY	MCK
DRAWN BY	NUN	DATE	09/03/2025
SCALE	AS SHOWN	JOB NUMBER	8648

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C-2.0

- ### GENERAL NOTES:
- ANY WELLS DISCOVERED DURING THE SITE DEVELOPMENT PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES. ANY ON SITE WASTEWATER DISPOSAL SYSTEM THAT IS NOT TO BE UTILIZED BY THE PROPERTY OWNER SHALL ALSO BE ABANDONED ON ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.
 - IF WELL AND/OR SEPTIC SYSTEMS ARE ENCOUNTERED, CONTACT DAVID FINLEY (704.283.3879, DAVID.FINLEY@UNIONCOUNTYNC.GOV) WITH ENVIRONMENTAL HEALTH FOR THEIR SEQUENCE OF EVENTS AND OTHER PERTINENT INFORMATION.
 - IF OWNER IS UNABLE TO LOCATE OSWW SYSTEMS, CONTACT A CERTIFIED SEPTIC INSPECTOR TO VERIFY AND FLAG LOCATION OF IT. ONCE LOCATED, OSWW SYSTEM'S LOCATION SHALL REFLECT ON ALL PLANS IF APPLICABLE.
 - WASTEWATER IS TO BE DELIVERED TO THE CROOKED CREEK WATER RECLAMATION FACILITY UPON CONSTRUCTION.
 - DIMENSIONS ARE MEASURED TO FACE OF CURB. CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.



PARCEL #07081290 04
 PURDY AMNERYS LILA & THOMAS DAVID
 2711 LEXINGTON POINTE PL
 MATTHEWS, NC 28104
 DB & PG: 6527/335
 ZONING: L-1

PARCEL #07081290 07
 CHANDLER ANNA W & PHILIP N
 6926 HUNTFIELD DR
 CHARLOTTE, NC 28270
 DB & PG: 6804/209
 ZONING: L-1

PARCEL #07081290 08
 BAHNN LLC
 PO BOX 891416
 CHARLOTTE, NC 28227
 DB & PG: 7577/0843
 ZONING: L-1

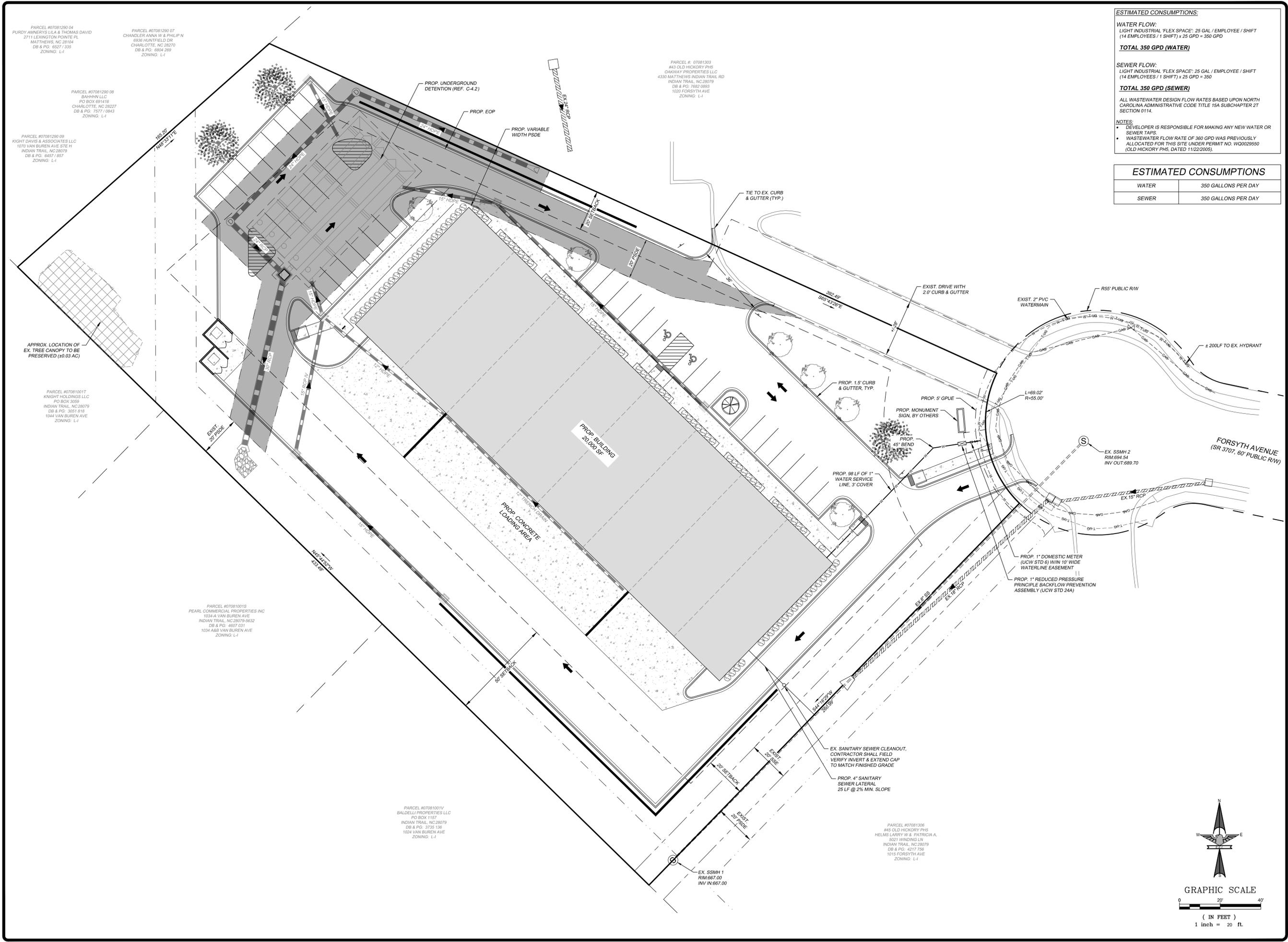
PARCEL #07081290 09
 KIGHT DAVIS & ASSOCIATES LLC
 1070 VAN BUREN AVE STE H
 INDIAN TRAIL, NC 28079
 DB & PG: 6497/667
 ZONING: L-1

PARCEL #07081001T
 KNIGHT HOLDINGS LLC
 PO BOX 3059
 INDIAN TRAIL, NC 28079
 DB & PG: 3051/818
 1044 VAN BUREN AVE
 ZONING: L-1

PARCEL #07081001S
 PEARL COMMERCIAL PROPERTIES INC
 1034 VAN BUREN AVE
 INDIAN TRAIL, NC 28079-5632
 DB & PG: 4807/031
 1034 VAN BUREN AVE
 ZONING: L-1

PARCEL #07081001V
 BALDELLI PROPERTIES LLC
 PO BOX 1157
 INDIAN TRAIL, NC 28079
 DB & PG: 3735/136
 1024 VAN BUREN AVE
 ZONING: L-1

PARCEL #07081306
 #43 OLD HICKORY PHS
 HELMS LARRY W & PATRICIA A.
 521 WINDING LN
 INDIAN TRAIL, NC 28079
 DB & PG: 4217/756
 1015 FORSYTH AVE
 ZONING: L-1



ESTIMATED CONSUMPTIONS:

WATER FLOW:
 LIGHT INDUSTRIAL "FLEX SPACE": 25 GAL / EMPLOYEE / SHIFT
 (14 EMPLOYEES / 1 SHIFT) x 25 GPD = 350 GPD

TOTAL 350 GPD (WATER)

SEWER FLOW:
 LIGHT INDUSTRIAL "FLEX SPACE": 25 GAL / EMPLOYEE / SHIFT
 (14 EMPLOYEES / 1 SHIFT) x 25 GPD = 350

TOTAL 350 GPD (SEWER)

ALL WASTEWATER DESIGN FLOW RATES BASED UPON NORTH CAROLINA ADMINISTRATIVE CODE TITLE 15A SUBCHAPTER 27 SECTION 0114.

NOTES:

- DEVELOPER IS RESPONSIBLE FOR MAKING ANY NEW WATER OR SEWER TAPS.
- WASTEWATER FLOW RATE OF 360 GPD WAS PREVIOUSLY ALLOCATED FOR THIS SITE UNDER PERMIT NO. W00029550 (OLD HICKORY PHS, DATED 11/22/2005).

ESTIMATED CONSUMPTIONS

WATER	350 GALLONS PER DAY
SEWER	350 GALLONS PER DAY

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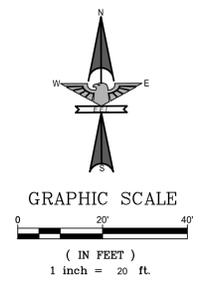
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UTILITY PLAN

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DRAWN BY	NUN	DATE	09/03/2025
AS SHOWN	Scale	JOB NUMBER	8648



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