

SITE DEVELOPMENT PLANS FOR A DETAIL AREA EXPANSION AT



**4416 OLD MONROE ROAD
INDIAN TRAIL, NC 28079
UNION COUNTY, NORTH CAROLINA**

PROPERTY OWNER
CAH HOLDINGS, LLC
1521 E. THIRD STREET
CHARLOTTE, NC 28204
jthomas@autobell.com
800-582-8096

CIVIL ENGINEER
BLUE RIDGE ENGINEERING PLLC
W. JESSE HANLIN, PE
924 MAIN STREET, SUITE 200
NORTH WILKESBORO, NC 28659
jesse@ridge.blue
(336) 838-2500

SURVEYOR
SURVEY PROS, PLLC
C. NEIL SHEPHERD, PE, PLS
924 MAIN STREET, SUITE 300
NORTH WILKESBORO, NC 28659
(336) 667-5533

PLANNING & ZONING
TOWN OF INDIAN TRAIL
TIM JONES, SR. PLANNER
PO BOX 2430
INDIAN TRAIL, NC 28079
704-821-5401

STORM WATER
TOWN OF INDIAN TRAIL
GABRIEL MICHELETTI, ENG. PROJECT MGR.
PO BOX 2430
INDIAN TRAIL, NC 28079
704-821-5401

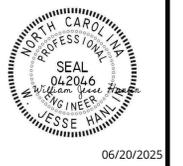
HIGHWAYS
NCDOT
130 S. SUTHERLAND AVENUE
MONROE, 28112
704-218-5100

ZONING COMPLIANCE DATA

GENERAL LATITUDE	35°03'59" N
LONGITUDE	80°40'38" W
LOT 1	1.104 AC. PIN: 07114018A
LOT 2	0.806 AC. - PIN: 07114018
TOTAL	1.91 AC.
ZONING PROPOSED USE	GBD (GENERAL BUSINESS DISTRICT) COMMERCIAL
SETBACKS	
FRONT YARD	25'
REAR YARD	12.5'
SIDE YARD	10'
SIDE YARD (RESIDENTIAL)	15'
PARKING REQUIRED	1 SPACE PER 3 EMPLOYEES
EXISTING	12 SPACES
PROPOSED	14 SPACES
BUILT-UPON AREA	
EXISTING BUA	31,836 SF (38%)
PROPOSED ADD'L BUA	20,151 SF (24%)
TOTAL PROPOSED	51,987 SF (62%)
DISTURBED LIMITS	1.21 ACRES

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ORIGINAL ISSUE DATE:	04/15/2025
PROJECT #:	24028
DRAWN BY:	HEF
REVISIONS:	
▲ 02/18/2025	UPDATED SITE PLAN PER NCDOT
▲ 03/11/2025	UPDATED SITE PLAN PER CLIENT
▲ 03/24/2025	UPDATED SITE PLAN PER CLIENT
▲ 04/18/2025	UPDATED SITE PLAN PER CITY COMMENTS
▲ 05/05/2025	UPDATED PERMIT SET - OWNER COMMENTS
▲ 06/20/2025	CITY AND NCDOT COMMENTS



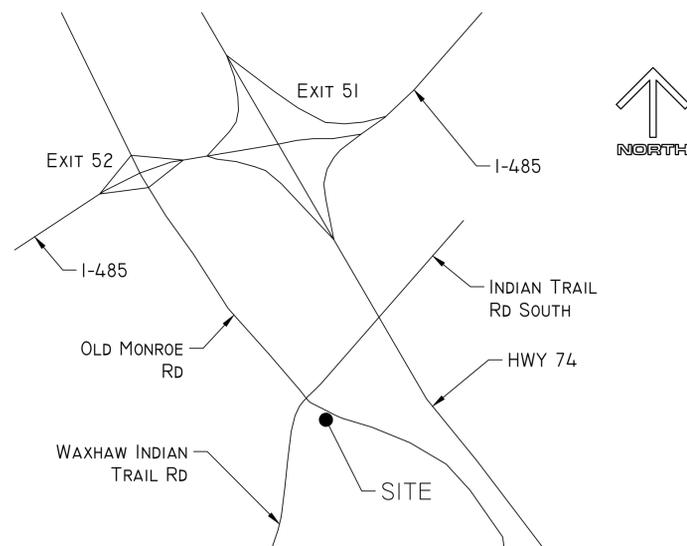
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924 Main Street - Suite 200
North Wilkesboro, NC 28659
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PROJECT NARRATIVE

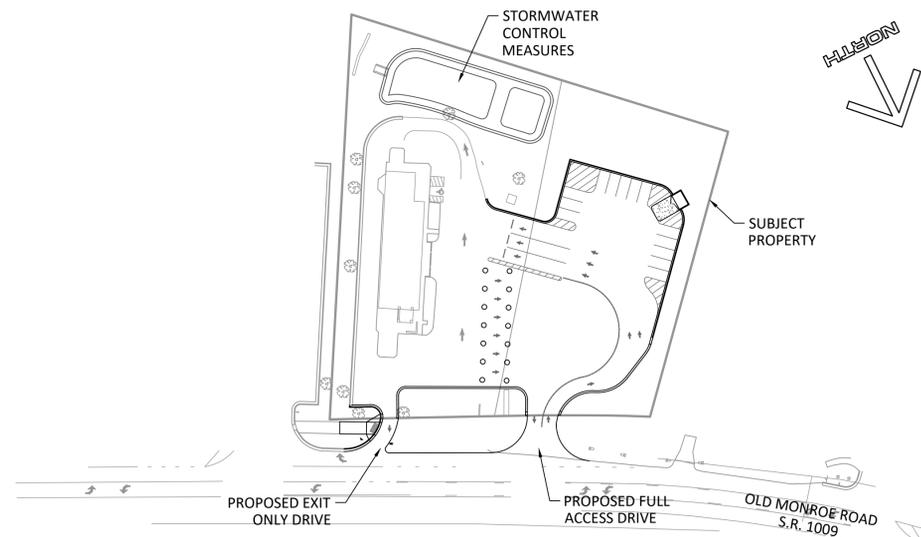
THIS PROJECT CONSISTS OF AN EXPANSION OF THE DETAILING AREA OF THE EXISTING AUTOBELL CARWASH LOCATED ON A 1.104 ACRE TRACT ONTO A 0.806 ACRE VACANT TRACT ADJACENT TO THE EXISTING CARWASH LOCATED AT 4416 OLD MONROE ROAD IN INDIAN TRAIL, NC. THE EXISTING ACCESS DRIVE TO BE REMOVED AND REPLACED BY AN EXIT ONLY DRIVE AND A NEW FULL ACCESS DRIVE. PROPOSED IMPROVEMENTS INCLUDE: DEMOLITION, GRADING, EROSION CONTROL, STORM DRAINAGE, CURBING, PAVING, LANDSCAPING, ETC. THE EXISTING DRY DETENTION STORMWATER BASIN LOCATED ON THE EXISTING AUTOBELL SITE WILL BE EXPANDED IN ORDER TO TREAT THE ADDITIONAL IMPERVIOUS AREA CREATED BY THE PROPOSED DEVELOPMENT. OLD MONROE ROAD SCHEDULED TO BE WIDENED PER NCDOT U-4714B. THE FUTURE PAVEMENT, CURB, AND GUTTER LOCATIONS ARE SHOWN ON EXHIBIT.

Prepared for:
AUTOBELL CAR WASH
ATTN: JONATHAN THOMAS
1521 E. THIRD STREET
CHARLOTTE, NC 28204
(704) 438-7351
JTHOMAS@AUTOBELL.COM

VICINITY MAP



SITE MAP



DRAWING INDEX

#	SHEET TITLE
C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMO PLAN
C-3	EROSION & SEDIMENT CONTROL PLAN, INITIAL PHASE
C-4	EROSION & SEDIMENT CONTROL PLAN, FINAL PHASE
C-5	SITE LAYOUT PLAN
C-6	GRADING AND STORM DRAINAGE PLAN
C-7	LANDSCAPE PLANTING PLAN
C-8	MISCELLANEOUS DETAILS
C-9	MISCELLANEOUS DETAILS
C-10	MISCELLANEOUS DETAILS
C-11	MISCELLANEOUS DETAILS

Cover Sheet

Proposed Autobell Detail Expansion

4416 OLD MONROE ROAD
INDIAN TRAIL, NC 28079
UNION COUNTY, NORTH CAROLINA

C-1

FOR PERMITTING - NOT FOR CONSTRUCTION



BO-TY LLC
ZONING: GBD
USE: MULTI-FAMILY
PARCEL# 07114016
DB6508 PG659

BOULEVARD EAST LLC
ZONING: GBD
USE: RETAIL (GROUP 2)
PARCEL #07114017
DB4452 PG042

CAH HOLDINGS, LLC
ZONING: GBD
USE: RETAIL (GROUP 3)
PARCEL #07114018A
DB4356 PG001

EXISTING AUTOBELL CAR WASH BUILDING
FFE: 713.39'

CAH HOLDINGS, LLC
ZONING: GBD
USE: RETAIL (GROUP 3)
PARCEL #07114018
DB6614 PG261

TWO COUSINS PROPERTIES, LLC
ZONING: GBD
USE: RESIDENTIAL
PARCEL #07114019
DB4362 PG003

CUBE HHF LIMITED PARTNERSHIP
ZONING: GBD
USE: WAREHOUSE, MINI (GROUP 3)
PARCEL #07114038B
DB6148 PG251

- GENERAL LEGEND**
- WV - WATER VALVE
 - WM - WATER METER
 - FH - FIRE HYDRANT
 - SSMH - SANITARY SEWER MANHOLE
 - CB - CATCH BASIN
 - DI - DROP INLET
 - LP - LIGHT POLE
 - R/W - R/W - RIGHT OF WAY
 - SS - EXISTING SEWER
 - BOUNDARY LINE
 - PROPOSED CONTOUR ELEVATIONS
 - 715 - EXISTING CONTOUR ELEVATIONS

SITE LAYOUT NOTES

- ALL PLANS AND DEVELOPMENT WILL COMPLY WITH ALL TOWN OF INDIAN TRAIL ORDINANCES.
- CONSTRUCTION OPERATIONS ARE ALLOWED FROM 7:00 A.M. TO 9:00 P.M. ON WEEKDAYS AND FROM 8:00 A.M. TO 9:00 P.M. ON WEEKENDS FOR WHICH BUILDING PERMITS HAVE BEEN ISSUED OR FOR WHICH BUILDING PERMITS ARE NOT REQUIRED; PROVIDED THAT ALL EQUIPMENT IS IN PROPER OPERATING CONDITION AND PROPERLY EQUIPPED WITH THE MANUFACTURERS' MUFFLERS AND NOISE-REDUCING EQUIPMENT. ALL WORK REQUIRING A LANE CLOSURE SHALL BE DONE AT NIGHT BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M. AND SHALL BE COORDINATED WITH NCDOT.
- THIS IS NOT A PROPERTY SURVEY. SEE SURVEY FOR BOUNDARY INFORMATION.
- ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES, NCDOT STANDARDS AND OWNER SPECIFICATIONS. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH MUTCD STANDARD.
- CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS IN COMPLIANCE WITH MUTCD AND NCDOT STANDARDS. CONTRACTOR SHALL NOTIFY NCDOT, OWNER, AND ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ANY LANE CLOSURE OR TRAFFIC SHIFT.
- ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROTECT THE WORK UNTIL SUCH TIME THAT THE PROJECT IS APPROVED AND OPENED TO TRAFFIC.
- SUBGRADE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
- STONE BASE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
- PAVING CONTRACTOR SHALL PROVIDE A CERTIFIED ROADWAY QUALITY CONTROL TECHNICIAN WITH A NUCLEAR GAGE AT ALL TIMES ASPHALT IS BEING PLACED. IF REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ASPHALT CORE SAMPLES FOR VERIFICATION OF COMPACTION AND THICKNESS.
- SLOPES IN ADA PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
- CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.
- PATCHING AND LEVELING MAY BE REQUIRED PRIOR TO RESURFACING THE ROADWAY.

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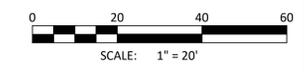
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