

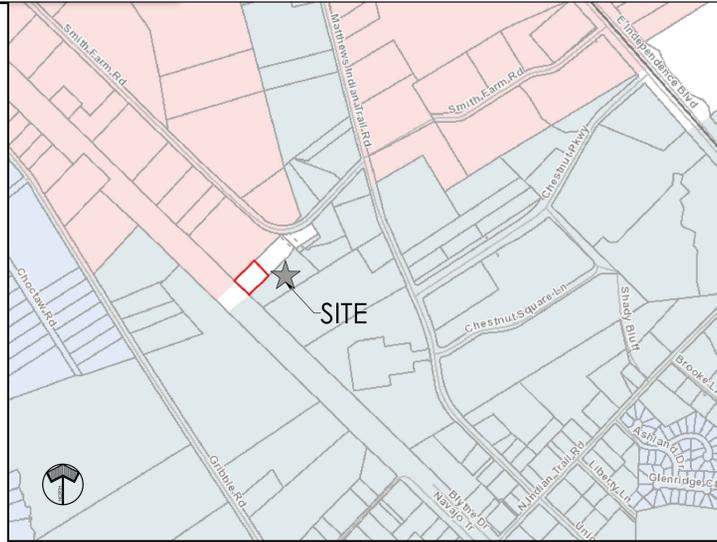
**LEGEND**

	PROJECT BOUNDARY		BUILDING HATCH
	PROPOSED BUILDING CURB AND GUTTER		FULL DEPTH ASPHALT
	BUILDING SETBACK		SIDEWALK
	IRRIGATION CONDUIT		HEAVY DUTY PAVEMENT
	EXISTING SURVEY		COMPACT CAR SPACE
	STOP SIGN W/ WHITE STOP BAR RT-1		PARKING ROW COUNT
	HANDICAPPED PARKING SYMBOL		

**CONTACT INFORMATION:**

**OWNER / DEVELOPER:**  
 BLUEROCK INC.  
 ALEX YAROSHIK  
 3808 SMITH FARM RD, MATTHEWS, NC 28104  
 (704)511-1364  
 cy@bluerockusa.com

**ENGINEER:**  
 HENSONFOLEY DESIGN INC  
 JUSTIN COBB  
 121 GLEAD ROAD, HUNTERSVILLE, NC 28078  
 704-875-1615  
 justin@hensonfoley.com



**VICINITY MAP**  
SCALE: N.T.S.

**ZONING CODE SUMMARY**

ITEM #	ITEM	PROVIDED
1	PROPERTY SIZE	2.396 AC
2	BUILDING SIZE	5,000 SF
4	BUILDING USE	TRUCK REPAIR
5	PARKING SPACES REQUIRED	5 MAX
6	PARKING SPACES PROVIDED	5
7	HANDICAP SPACES REQUIRED	1 SPACES PER 25
8	HANDICAP SPACES PROVIDED	1 SPACES
9	MIN. DRIVEWAY RADIUS	AS NOTED
10	MIN. DRIVEWAY AISLE WIDTH	AS NOTED

**PARKING REQUIREMENTS**  
 PER INDIAN TRAIL UDO

MIN PARKING SPACES:  
 PERSONAL VEHICLE REPAIR AND MAINTENANCE: 2 SPACES PER SERVICE BAY  
 4 BAYS X 2 SPACES = 8 SPACES

NOTE: MAX 5 PARKING SPACES PROVIDED FOR 5 EMPLOYEES

**APPROXIMATE PROJECT TIME FRAME**

CONSTRUCTION START DATE: 04/01/2021  
 COMPLETION DATE: 04/02/2022

**IMPERVIOUS NOTE:**  
 EXISTING GRAVEL AREA IS APPROXIMATE FROM 2007 AERIAL IMAGERY. CONTRACTOR TO COORDINATE ANY ADDITIONAL GRAVEL THICKNESS WITH OWNER.

**WATER / SEWER DEMAND:**

QUALITY: COMMERCIAL  
 ANTICIPATED # OF MAX EMPLOYEES: 5  
 ANTICIPATED # OF SHIFTS: 1

FLOW RATE = 25 GAL/EMPLOYEE/SHIFT  
 APPROXIMATE FLOW RATE = 125 GAL/DAY

- ZONING NOTES:**
- MAX 5 EMPLOYEES.
  - NO CUSTOMER PARKING ALLOWED.
  - MAINTENANCE AND REPAIR FOR BLUEROCK ONLY.
  - SITE IS TO BE USED FOR ACCESSORY USE OF BLUEROCK TRUCKS ONLY.
  - IF PROPERTY CHANGES OWNERSHIP OR USE, PROPERTY IS SUBJECT TO PARKING REQUIREMENTS PER INDIAN TRAIL UDO.

- GENERAL NOTES:**
- BUILDING FOOTPRINT FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND BUILDING STAKING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - WHEREVER USED, FENCES AND WALLS SHOULD BE CONSTRUCTED TO MATCH THE ARCHITECTURAL DETAIL OF THE MAIN BUILDING.
  - ALL MECHANICAL EQUIPMENT AND ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW.
  - ALL COORDINATE DATA IS REFERENCED TO A NORTH/SOUTH, EAST/WEST GRID.
  - SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THIS LAYOUT PLAN IMMEDIATELY TO HENSON FOLEY FOR DECISION.
  - SURVEYOR SHALL CONTACT HENSON FOLEY IMMEDIATELY UPON COMPLETION OF FIELD STAKING, PRIOR TO CONSTRUCTION.
  - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND ACCESS POINT LOCATIONS.
  - ROADWAY AND PARKING DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - SEE ARCHITECTURAL PLANS TO COORDINATE AND VERIFY DETAILED LAYOUT ADJACENT TO BUILDING.
  - ALL BUILDING AND MONUMENT SIGNS WILL BE PERMITTED SEPARATELY.

**PLANT LIST**

SHRUBS	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
	17	ROUND-LEAF JAPANESE HOLLY	<i>Ilex crenata 'Latifolia'</i>	3 gal.	36"	Cont.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



**SITE DATA TABLE**

LOCATION: 3808 SMITH FARM ROAD, INDIAN TRAIL, UNION COUNTY, NC

PARCEL ID # 07105027E

ZONING: HI (HEAVY INDUSTRIAL)

CONTACT: HENSONFOLEY (JUSTIN COBB) (704) 875-1615

ITEM	PROVIDED
MIN. STREET SETBACK	50 FT
MIN. SIDE SETBACK	20 FT
MIN. REAR SETBACK	50 FT
MAX. BUILDING HEIGHT	100 FT
FEMA MAP NUMBER	3710449800J
FEMA EFFECTIVE DATE	10/16/2008
SOIL TYPE	CID - CAHNNERY SILT LOAM (HYDROLOGIC GROUP D)

**IMPERVIOUS SUMMARY**

ITEM	SQ FT	ACRES	% OF TOTAL SITE
TOTAL SITE AREA	104,376 SF	2.40 AC	N/A
EXISTING IMPERVIOUS	40,683 SF	0.93 AC	38.98 %
EXISTING PERVIOUS	63,693 SF	1.46 AC	61.02 %
EXISTING IMPERVIOUS REMOVED	NA	NA	NA
PROPOSED BUILDING	5,000 SF	0.11 AC	4.79 %
PROPOSED PAVEMENT & CONCRETE	915 SF	0.02 AC	0.88 %
PROPOSED GRAVEL	19,000 SF	0.44 AC	18.20 %
TOTAL PROP. IMPERVIOUS	24,915 SF	0.57 AC	23.87 %
FINAL IMPERVIOUS	65,598 SF	1.51 AC	62.85 %
TOTAL PERVIOUS	79,461 SF	1.82 AC	76.13 %

**HensonFoley**  
 Landscape Architecture  
 Civil Engineering  
 8712 Lindholm Dr Suite 202A, Huntersville, NC 28078  
 p: 704.875.1615 | www.hensonfoley.com

NC ENGINEERING BOARD LICENSE # C-0918  
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE # C-999

**Professional Engineer Seal**  
 Justin D. Cobb  
 State of North Carolina  
 License No. 51555  
 Expires 01/31/2022  
 ENGINEER  
 JUSTIN D. COBB

**GRAPHIC SCALE 1"=30 FT.**

**NORTH ARROW**

**BLUEROCK VEHICLE REPAIR BUILDING**  
 PIN #07105027E  
 3808 SMITH FARM ROAD, STALLINGS, NC 28104

**SITE PLAN**

**REVISIONS:**

NO.	DESCRIPTION