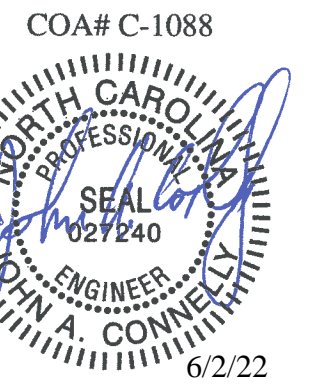


SEALS



**HIGHWAY 74 DEVELOPMENT**

5710 WEST HWY 74  
INDIAN TRAIL, NC 28079

NO.	DATE	DESCRIPTION
0	09/28/2021	ISSUE FOR PERMIT
1	11/24/2021	CITY COMMENTS
2	01/05/2022	CITY COMMENTS
3	03/02/2022	TOWN/DEQ/DOT COMMENTS
4	06/02/2022	TOWN/DEQ/DOT COMMENTS

Project Manager: JAC  
Project Engineer: MPM  
Drawn By: MPM

Sheet Title:  
**SITE PLAN**

Sheet Number: C3.0  
Project Number: 210479  
Date: 09/28/2021

ZONING REQUIREMENTS:				
SITE ZONING: RBD - REGIONAL BUSINESS DISTRICT				
	FRONT	RIGHT	LEFT	REAR
BUILDING SETBACKS:	40'	10'	10'	20'
LANDSCAPE SETBACKS:	20'	0"	0"	10'

\* NONE REQUIRED DUE TO SHARED DRIVEWAY

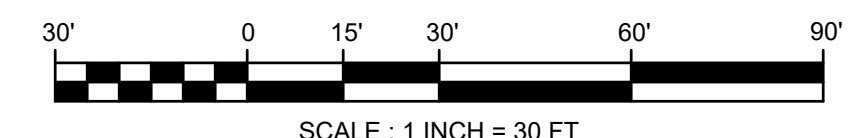
**LEGEND**

- DENOTES ASPHALT PAVEMENT REFER TO C6.0
- DENOTES NCDOT SPECIFIED ASPHALT PAVEMENT REFER TO C6.0
- DENOTES CONCRETE PAVEMENT REFER TO C6.0
- DENOTES CONCRETE SIDEWALK REFER TO C6.0
- DENOTES PROPOSED SURFACE ASPHALT OVERLAY
- DENOTES SARDIS ROAD PAVEMENT REFER TO C6.0
- DENOTES PROPOSED EDGE OF EXISTING WOODED AREA
- DENOTES EXISTING TREE LINE

**KEYNOTES:**

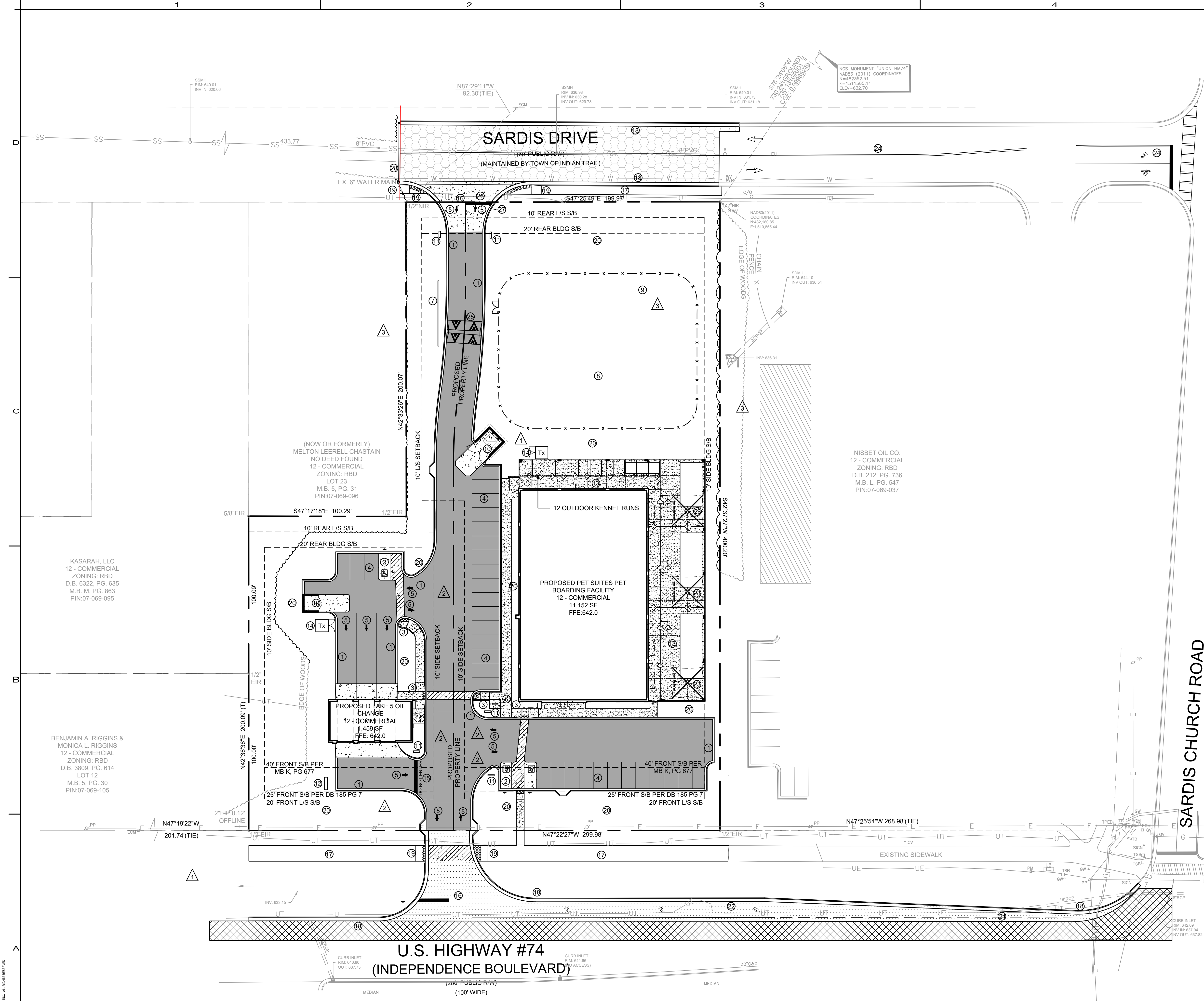
- 1 CONSTRUCT CONCRETE CURB AND GUTTER. REFER TO C6.0.
- 2 ACCESSIBLE PARKING AREA. REFER TO C6.0.
- 3 CONSTRUCT SIDEWALK RAMP (1:12 MAX SLOPE). REFER TO C6.5
- 4 PAINT 4" WIDE WHITE STRIPE (TYP.) REFER TO C6.0.
- 5 PAINT DIRECTIONAL ARROWS. REFER TO C6.0.
- 6 INSTALL BIKE RACK. REFER TO C6.0.
- 7 CONSTRUCT MODULAR RETAINING WALL (CORNERSTONE 100 OR APPROVED ALTERNATE) WITH GUARDRAIL ON TOP. COORDINATE WALL COLOR SELECTION WITH OWNER.
- 8 PROPOSED WET POND. REFER TO C4.0 & C6.2 FOR FURTHER INFORMATION.
- 9 INSTALL 4' HIGH BLACK POLYVINYL CHAIN LINK FENCE AROUND THE PERIMETER OF THE POND WITH 2 - 4' SWING GATES. COORDINATE GATE LOCATION WITH OWNER.
- 10 INSTALL TRASH ENCLOSURE. REFER TO A/E PLANS.
- 11 PROPOSED DIRECTIONAL SIGN. REFER TO SIGN PERMIT PACKAGE FOR DETAILS.
- 12 PROPOSED MONUMENT SIGN. REFER TO SIGN PERMIT PACKAGE FOR DETAILS.
- 13 PROPOSED EXTERIOR STORAGE AREA FOR BOARDING FACILITY. REFER TO A/E PLANS.
- 14 PROPOSED TRANSFORMER PAD. REFER TO C5.0.
- 15 PAINT 2" WIDE STOP BAR AND "DO NOT ENTER" AS SHOWN
- 16 INSTALL DRIVEWAY PER NCDOT STANDARD DETAIL 848.02
- 17 INSTALL CONCRETE SIDEWALK PER NCDOT STANDARD DETAIL 848.01
- 18 INSTALL 2'-6" CONCRETE CURB AND GUTTER PER NCDOT STANDARD DETAIL 846.01
- 19 INSTALL CONCRETE DIRECTIONAL RAMP PER NCDOT DRAWING 848.06 - ALTERNATE SIDEWALK RAMP DETAIL, TYPE 1
- 20 STABILIZE ALL NON HARD SURFACE AREAS WITHIN THE LIMITS OF DISTURBANCE WITH VEGETATION. REFER TO THE LANDSCAPE PLAN FOR DETAILS.
- 21 MODIFY CURB INLET AND ADJUST RIM AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT. REFER TO C4.0 FOR ELEVATIONS
- 22 MODIFY GRATE INLET TO BE A JUNCTION BOX. INSTALL A SOLID METAL COVER, AND ADJUST AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT. REFER TO C4.0 FOR ELEVATIONS
- 23 SHADE COVERING FOR OUTDOOR PLAY AREA. REFER TO ARCHITECTURAL PLANS
- 24 PAINT OVER EXISTING TRAFFIC PAVEMENT MARKINGS PER NCDOT STANDARD SPECIFICATIONS.
- 25 INSTALL SPEED HUMP PER INDIAN TRAIL STANDARD DETAIL T\_20.01
- 26 INSTALL 2" WIDE STOP BAR PER NCDOT SPECIFICATIONS.
- 27 INSTALL "STOP" SIGN PER MUTCD STANDARDS.
- 28 REINSTALL EXISTING GATE ARMS AND CHAIN.

REFER TO SHEET C1.0 (SITE NOTES) FOR NOTES AND SPECIFICATIONS.



**NOTE:**

PATCHING & LEVELING MAY BE REQUIRED PRIOR TO RESURFACING THE ROADWAY



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