

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 07081310
 TOTAL SITE AREA: 4.89 AC
 EXISTING ZONING: L-1, O-VCD
 SETBACKS:
 FRONT: 50'
 SIDE: 20'
 REAR: 50'
 MAX. BUILDING HEIGHT: 100'
 BUILDING AREA: 75,280 SF
 PROPOSED USE: SELF-STORAGE

VEHICULAR PARKING:
 REQUIRES 1 SPACE PER 5,000 SF OF STORAGE AREA AND 1 SPACE PER EMPLOYEE AT PEAK HOURS
 75% OF 75,280 = 56,460 SF / 5,000 = 11.29 + 2 = 13.29 SP
 VILLAGE CENTER OVERLAY (25% REDUCTION) 13.29 X 75% = 9.97 = 10 SPACES REQUIRED

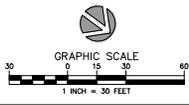
PROPOSED:
 STANDARD: 9 SPACES
 ACCESSIBLE: 1 SPACE
 TOTAL: 10 SPACES

BICYCLE PARKING:
 REQUIRED: 1 (1 PER 25 VEH. PKG)
 PROPOSED: 2

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: CAROLINA SURVEYORS, INC. PO BOX 287 FRENLE, NC 28134-0287 704-889-7601
 - SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY: ARCHSTUDIO7 307 N. MAIN ST., SUITE 1201 WINSTON-SALEM, NC 27101 336-793-9600
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPROVED AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 - TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. ALL TREES OVER 8-INCHES IN DIAMETER (4.5-FT ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB PAVI SHALL MEASURE 5' AT FACE OF CURB UNLESS OTHERWISE NOTED.
 - LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
 - ALL UTILITIES WILL BE UNDERGROUND.
 - THOUGH IT MAY NOT BE SHOWN, ILLUSTRATED, DENOTED OR EXPRESSED, THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE TOWN OF INDIAN TRAIL DEVELOPMENT ORDINANCE.
 - ALL "TSD" LABELS REFER TO THE TOWN OF INDIAN TRAIL LAND DEVELOPMENT STANDARDS.

HATCH LEGEND

[Hatched Pattern]	HEAVY DUTY ASPHALT
[Solid Grey]	PROPOSED BUILDING



K&H Development, Inc.
 Steve Hopper
 PO Box 1259
 Waxhaw, NC 28158

Old Hickory Storage
 Lot 26 Old Hickory Industrial Park Phase 6
 Site Plan

MD. DATE: BY: REVISIONS:

01	06/05/19	UDP	MSDOT COMMENTS
02	07/22/19	UDP	PER TOWN & INCDOT COMMENTS
03	08/01/19	UDP	PER TOWN COMMENTS
04	08/23/19	UDP	PER TOWN COMMENTS

Project No: 18-115
 Date: 05.10.2019
 Designed by: UDP
 Drawn by: UDP
 Sheet No:

C-3.0

