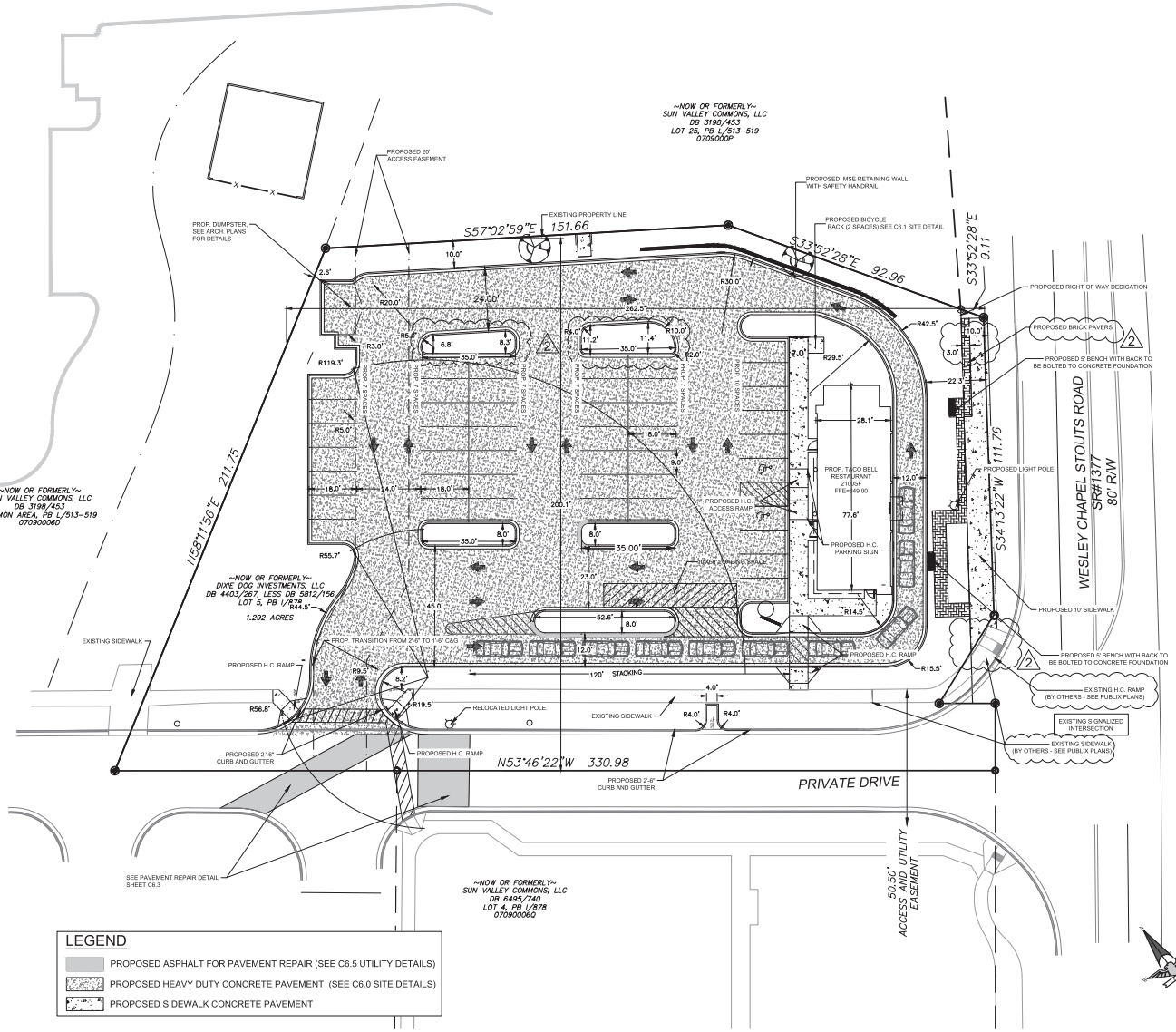

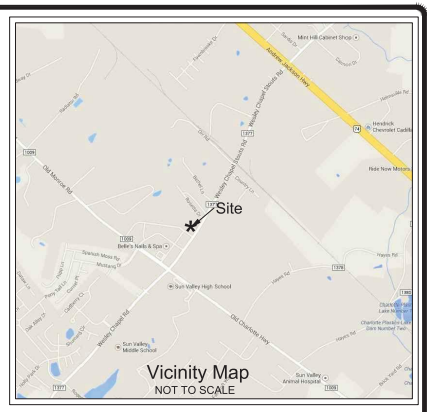

SITE INFORMATION		
PARCEL	07090006R SUN VALLEY COMMONS LC	
OWNER	BRANFUL, LLC	
OWNER ADDRESS	104 MULL STREET MORGANTON NC	
OWNER CONTACT	ADAM MCCURRY 828-443-7165 ADMCCOLL@BELLSOUTH.NET	
AREA	1.292 ACRES	
EXISTING ZONING	GBD/O-VC	
	REQUIRED	PROVIDED
FRONT SETBACK	0-10 FT	8.5 FT
SIDE SETBACK	0-10 FT	8.5 FT
REAR SETBACK	N/A	2.6 FT
LANDSCAPE BUFFER	10 FT	10 FT

PARKING REQUIREMENTS

EATING ESTABLISHMENTS: 10 SPACE PER 1000 SF
PARKING REQUIRED: 2,100 SF/1000X10 = 21 SPACES
PARKING PROVIDED: 43 SPACES INCLUDING 2 ACCESSIBLE SPACES

GENERAL NOTES:

1. THIS IS NOT A CERTIFIED SURVEY. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY CAROLINA SURVEYORS, INC DATED MAY 3, 2016.
2. DEED REFERENCE(S) – DEED BOOK 6807-425
3. TAX PARCEL ID – 07090006R
4. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710540700J, EFFECTIVE DATE OCTOBER 16, 2006.
5. ELEVATION DATUM: NAVD88
6. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXIST. UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXIST. UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXIST. UTILITY, IF BEING UTILIZED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
10. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

GRAPHIC SCALE
0 20' 40'
(IN FEET)
1 inch = 20 ft.

EAGLE ENGINEERING
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.engineeinc.net

NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHOFF 12/07/20

NO	DATE	BY	ISSUE
2	12/01/20	DAM	TOT COMMENTS

TACO BELL
LOT 5 SUN VALLEY COMMONS (PH 1)
WESLEY CHAPEL - STOUTS RD, INDIAN TRAIL, NC
BRANFUL, LLC
104 MULL STREET
MORGANTON, NC 28655

SITE PLAN

DESIGNED BY	JG	DRAWN BY	JAR	CHECKED BY	MCK
Scale	AS SHOWN	DATE	12-07-16	JOB NUMBER	5870

Sheet
C2.0