

Paving Legend

Proposed Standard Duty Asphalt
See detail #1 on sheet C-7.0

Proposed Sidewalk
4" Concrete (4,000 psi)

Site Notes

- 1) All boundary and topographic information was taken from a survey by Lawrence Associates, PA.
- 2) All improvements and construction shall be in accordance with state and local standards.
- 3) Any discrepancies found in the field shall be called to the attention of the owner prior to proceeding with the work.
- 4) Prior to beginning construction, the contractor shall verify that all required permits and approvals have been obtained from all regulatory authorities.
- 5) The contractor shall contact all owners of easements, utilities, and right-of-ways, public and private, prior to working in these areas.
- 6) Contractor shall maintain the site in a manner such that workman and the general public shall be protected from injury.
- 7) Do not scale drawing for actual dimensions, as it is a reproduction and subject to distortion.
Refer to sheet C-3.0 for grading and drainage.
- 8) All storm drainage pipe must be NCDOT approved and class 3 or greater.
- 10) All debris is to be disposed of at an approved offsite location.
- 11) An as-built survey shall be required for all new, expanded, or relocated structures which shall accurately show the footprint of the structure, appurtenances, all existing structures, applicable setbacks, and property lines prior to the release of any certificate of occupancy.
This developer must request any deviation from the Town of Indian Trail Standard Detail Manual in writing along with justification for review and recommendation by staff.
- 13) The overall building height for this project is 20'. Please refer to the Architectural drawings for more details.

Impervious Calculations

9,823 SF	Ex Impervious - Existing Site Crest (20% of Site)
8,943 SF	Prop. Impervious - Parking Lot (18.5% of Site)
690 SF	Total Net Decrease Impervious Area (1.5% of Site)

PARKING TABLE	SF	SPACES
OFFICE SPACES : 2 / 1,000sf	1,000	2
WAREHOUSE SPACES : 1 / 2,000 sf	2,180	2
HCP SPACES	NA	1
TOTAL REQUIRED		5
TOTAL PROPOSED	3,180	5

FLEX SPACE & OTHER PER TABLE 1000-1 INDIAN TRAIL UDO
*PROVIDE 1 BICYCLE SPACE PER IT UDO 1030.020

BY FIELD OBSERVATION, THE SITE DISTANCE FOR THIS SITES PROPOSED DRIVEWAY LOCATION EXCEEDS THE NCDOT REQUIRED 500 LINEAR FEET.

CONTRACTOR SHALL PROVIDE SITE DUST CONTROL MEASURES FOR DURATION OF PROJECT BY USE OF WATER SPRINKLERS.

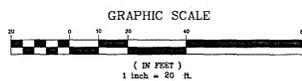
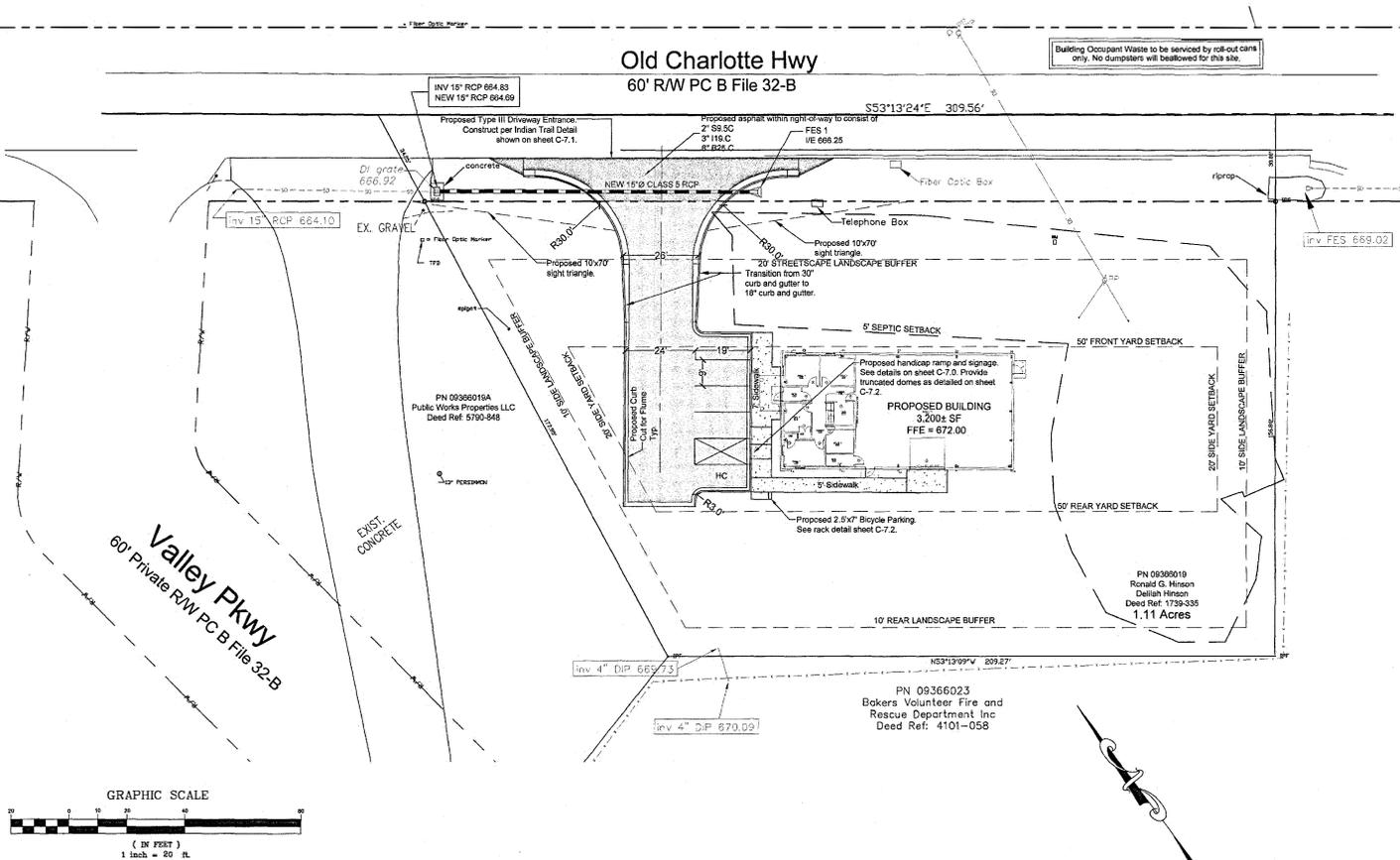
ALL NEW DEVELOPMENT WILL COMPLY TO ALL TOWN OF INDIAN TRAIL ORDINANCES (EMBANKMENTS, BLASTING, DUST CONTROL & POST-CONSTRUCTION)

Floodway Boundary per FEMA Database (Firm Panel #5417)
No Floodway is present on this site.

Issued For Construction



Know what's below.
Call before you dig.



Site Plan

Drawn by: []
Checked by: []
Scale: 1" = 20'

DATE: 09/07/2022

Lawrence Associates
Attn: Ron Hinson
2200 Starboard St. Ext.
Monroe, NC 28110
Phone: 704-283-1051
rhinson@lhinsonassociates.com

Ron Hinson
New Office Building
Attn: Ron Hinson
2200 Starboard St. Ext.
Monroe, NC 28110
Phone: 704-283-1051
rhinson@lhinsonassociates.com

22/05/SE