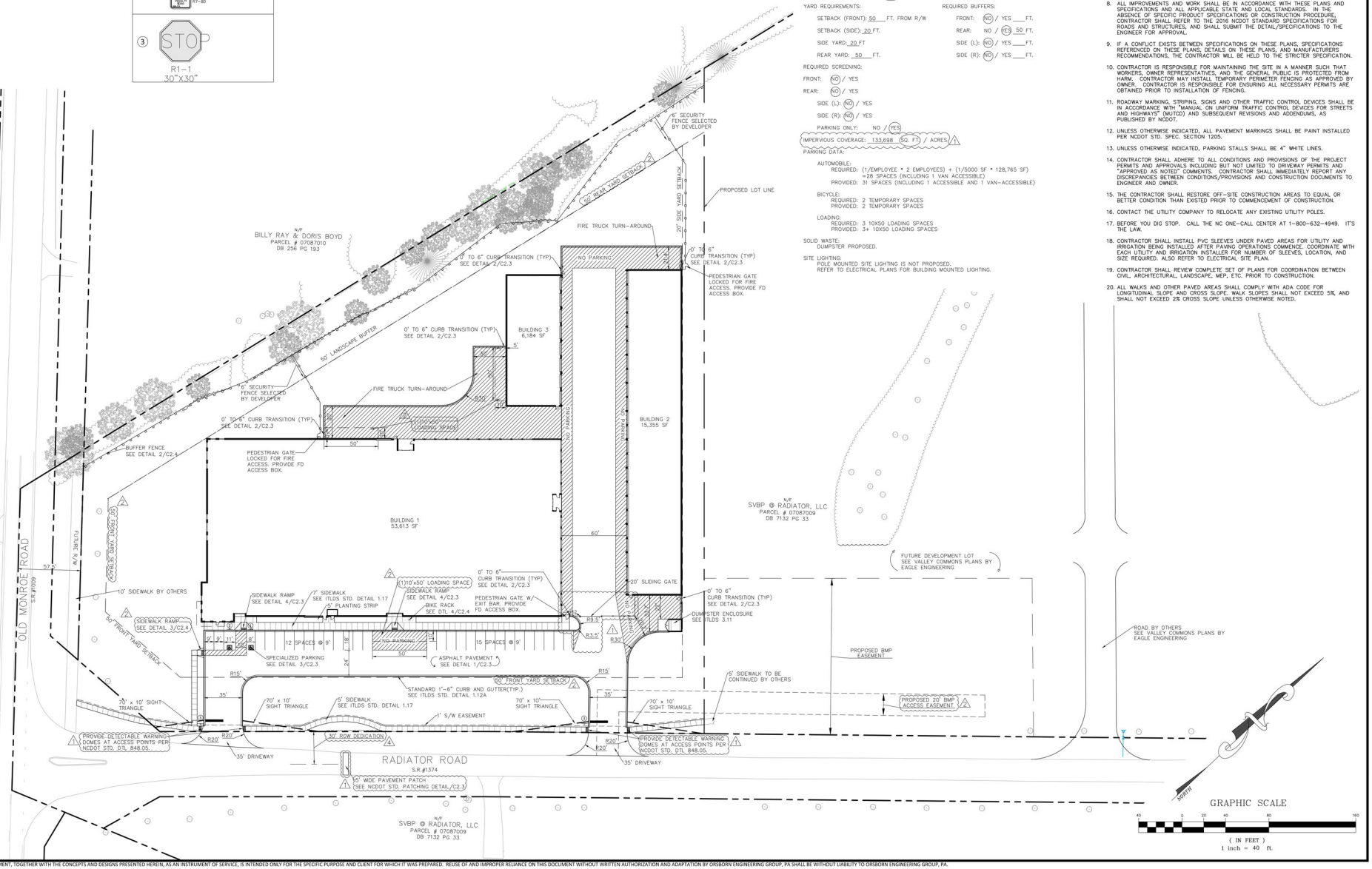
SIGN LEGEND

1	RESERVED PARKING R7-8 / VAN ACCESSIBLE R7-8a / MAXIMUM FINE $250 R7-8D	ACCESSIBLE PARKING SIGNAGE & STRIPING SEE DETAIL 1/C2.4
2	VAN ACCESSIBLE R7-8a / RESERVED PARKING R7-8 / MAXIMUM FINE $250 R7-8D	ACCESSIBLE PARKING SIGNAGE & STRIPING SEE DETAIL 1/C2.4
3	STOP R1-1 30"X30"	



ZONING CODE SUMMARY

PROJECT NAME: INDIAN TRAIL SELF-STORAGE

PROJECT ADDRESS: RADIATOR ROAD; INDIAN TRAIL, NC — TAX PARCEL: 07087009A

OWNER: ROBERT HIGH DEVELOPMENT, LLC — PHONE # (910) 790-9490

OWNER ADDRESS: 223 GREENVILLE AVENUE; WILMINGTON, NC 28403

PLANS PREPARED BY: ORSBORN ENGINEERING GROUP — PHONE # (704) 749-1432

ZONING: C2-LI, O-VCD — JURISDICTION: UNION COUNTY

PROPOSED USE: SELF-STORAGE

AVERAGE BUILDING HEIGHT: <40 FEET — STORIES: 1

BUILDING COVERAGE: 75,152 SQ. FT. — GROSS FLOOR AREA: 128,765 SQ.FT. — RATIO: 1.71

LOT SIZE: 5.775 SQ. FT./ACRES — NUMBER OF BUILDINGS: 3

YARD REQUIREMENTS:

SETBACK (FRONT): 50 FT. FROM R/W

SETBACK (SIDE): 20 FT.

SIDE YARD: 20 FT

REAR YARD: 50 FT.

REQUIRED BUFFERS:

FRONT: (NO) / YES ___ FT.

REAR: NO / (YES) 50 FT.

SIDE (L): (NO) / YES ___ FT.

SIDE (R): (NO) / YES ___ FT.

REQUIRED SCREENING:

FRONT: (NO) / YES

REAR: (NO) / YES

SIDE (L): (NO) / YES

SIDE (R): (NO) / YES

PARKING ONLY: NO / (YES)

IMPERVIOUS COVERAGE: 133,698 (SQ. FT) / ACRES

PARKING DATA:

AUTOMOBILE:
REQUIRED: (1/EMPLOYEE * 2 EMPLOYEES) + (1/5000 SF * 128,765 SF) =28 SPACES (INCLUDING 1 VAN ACCESSIBLE)
PROVIDED: 31 SPACES (INCLUDING 1 ACCESSIBLE AND 1 VAN-ACCESSIBLE)

BICYCLE:
REQUIRED: 2 TEMPORARY SPACES
PROVIDED: 2 TEMPORARY SPACES

LOADING:
REQUIRED: 3 10X50 LOADING SPACES
PROVIDED: 3+ 10X50 LOADING SPACES

SOLID WASTE:
DUMPSTER PROPOSED.

SITE LIGHTING:
POLE MOUNTED SITE LIGHTING IS NOT PROPOSED.
REFER TO ELECTRICAL PLANS FOR BUILDING MOUNTED LIGHTING.

SITE NOTES

1. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A SURVEY PREPARED BY GUISEWHITE PROFESSIONAL LAND SURVEYING, PC.
2. OTHER ITEMS ON THESE DRAWINGS WERE DERIVED FROM CONSTRUCTION DRAWINGS + SURVEY BY EAGLE ENGINEERING.
3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION ELEMENTS. ALL DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
6. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
8. ALL IMPROVEMENTS AND WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL STANDARDS. IN THE ABSENCE OF SPECIFIC PRODUCT SPECIFICATIONS OR CONSTRUCTION PROCEDURE, CONTRACTOR SHALL REFER TO THE 2016 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, AND SHALL SUBMIT THE DETAIL/SPECIFICATIONS TO THE ENGINEER FOR APPROVAL.
9. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS ON THESE PLANS, SPECIFICATIONS REFERENCED ON THESE PLANS, DETAILS ON THESE PLANS, AND MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
10. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A MANNER SUCH THAT WORKERS, OWNER REPRESENTATIVES, AND THE GENERAL PUBLIC IS PROTECTED FROM HARM. CONTRACTOR MAY INSTALL TEMPORARY PERIMETER FENCING AS APPROVED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO INSTALLATION OF FENCING.
11. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY NCDOT.
12. UNLESS OTHERWISE INDICATED, ALL PAVEMENT MARKINGS SHALL BE PAINT INSTALLED PER NCDOT STD. SPEC. SECTION 1205.
13. UNLESS OTHERWISE INDICATED, PARKING STALLS SHALL BE 4" WHITE LINES.
14. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE PROJECT PERMITS AND APPROVALS INCLUDING BUT NOT LIMITED TO DRIVEWAY PERMITS AND "APPROVED AS NOTED" COMMENTS. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN CONDITIONS/PROVISIONS AND CONSTRUCTION DOCUMENTS TO ENGINEER AND OWNER.
15. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
17. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
18. CONTRACTOR SHALL INSTALL PVC SLEEVES UNDER PAVED AREAS FOR UTILITY AND IRRIGATION BEING INSTALLED AFTER PAVING OPERATIONS COMMENCE. COORDINATE WITH EACH UTILITY AND IRRIGATION INSTALLER FOR NUMBER OF SLEEVES, LOCATION, AND SIZE REQUIRED. ALSO REFER TO ELECTRICAL SITE PLAN.
19. CONTRACTOR SHALL REVIEW COMPLETE SET OF PLANS FOR COORDINATION BETWEEN CIVIL, ARCHITECTURAL, LANDSCAPE, MEP, ETC. PRIOR TO CONSTRUCTION.
20. ALL WALKS AND OTHER PAVED AREAS SHALL COMPLY WITH ADA CODE FOR LONGITUDINAL SLOPE AND CROSS SLOPE. WALK SLOPES SHALL NOT EXCEED 5%, AND SHALL NOT EXCEED 2% CROSS SLOPE UNLESS OTHERWISE NOTED.

ORSBORN ENGINEERING GROUP
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CHARLOTTE, NC 28203
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SITE PLAN
FOR
INDIAN TRAIL SELF-STORAGE
RADIATOR ROAD
INDIAN TRAIL, NC

ROBERT HIGH DEVELOPMENT, LLC
223 GREENVILLE AVENUE
WILMINGTON, NC 28403

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-3139 ORSBORN ENGINEERING GROUP

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 2018-10-25 14:56:31-04'00' JAMES C. OSBORN ORSBORN ENGINEERING GROUP

	DATE	REVISIONS
4	10/28/19	REVISED PER COMMENTS
2	08/23/19	REVISED PER COMMENTS
1	05/31/19	REVISED PER COMMENTS

JOB #	18032
DATE:	04/12/19
SCALE:	1" = 40'
DRAWN BY:	MLM
APPROVED BY:	JCO

C2.1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.

October 28, 2019 - 10:39am By: mmccool
J:\18032-Indian Trail-Self Storage\Dwg\18032-C2.1-SITE.dwg