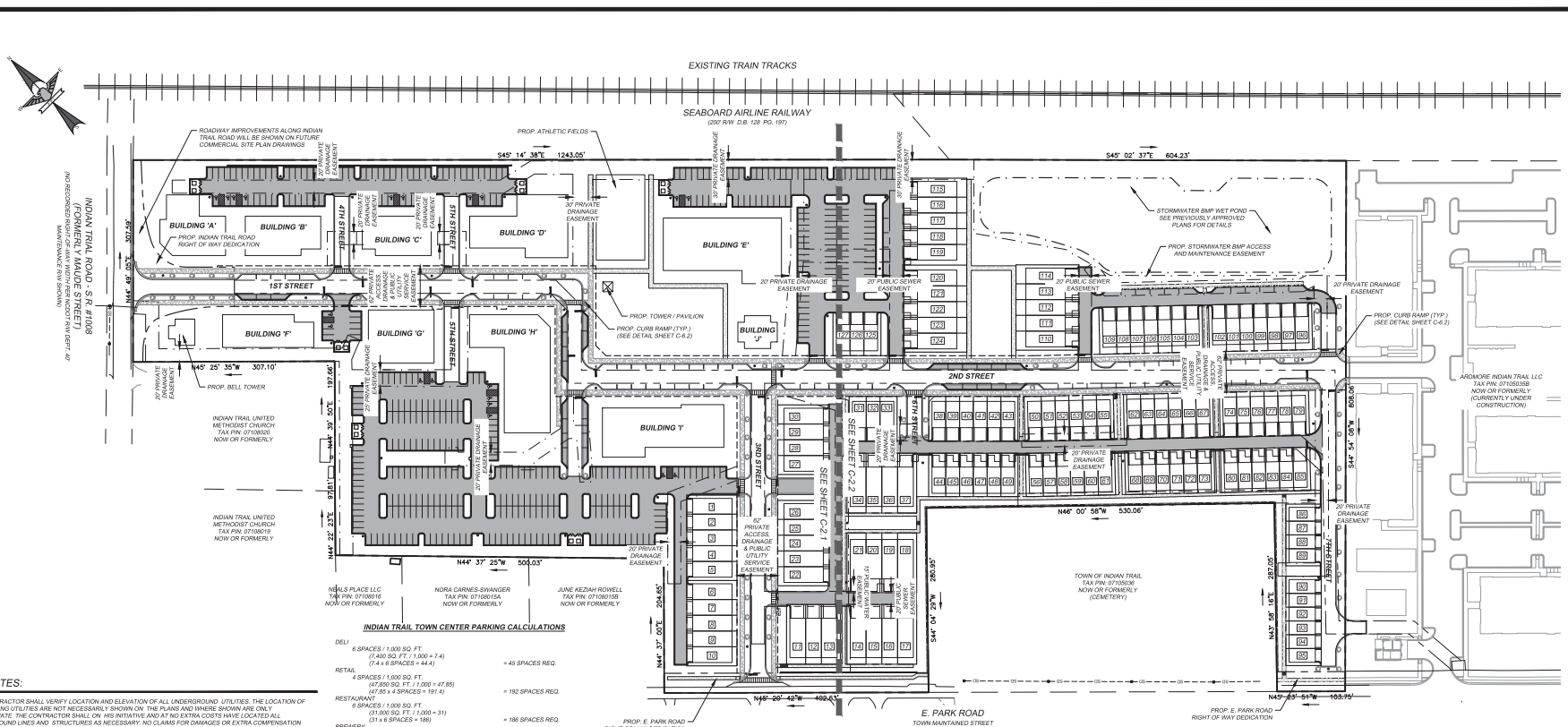



## SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
4. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
8. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
10. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
11. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
13. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 3710540800J, EFFECTIVE DATE: OCTOBER 16, 2008.
14. THE DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION).
15. THE PURPOSE OF THESE PLANS IS TO FURTHER DETAIL THE INDIAN TRAIL TOWN CENTER PROJECT, OF WHICH THE PRIMARY INFRASTRUCTURE WAS PROPOSED AND APPROVED ON A PREVIOUS PLAN SET. IN ADDITION, EACH PROPOSED COMMERCIAL BUILDING AS WELL AS EACH SET OF TOWNHOMES WILL BE FURTHER DETAILED WITH THEIR OWN SET OF PLANS AS EACH BUILDING IS TO BE CONSTRUCTED.
16. A TOWN REPRESENTATIVE MUST BE PRESETN FOR ALL ROADWAY INSPECTION AND TESTING. A 48-HOUR NOTICE MUST BE GIVEN.

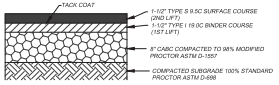
## INDIAN TRAIL TOWN CENTER PARKING CALCULATIONS

| | |
|---|---|
| DELI | |
| 6 SPACES / 1,000 SQ. FT. | |
| (7,440 SQ. FT. / 1,000 = 7.4) | |
| (7.4 x 6 SPACES = 44.4) | = 45 SPACES REQ. |
| RETAIL | |
| 4 SPACES / 1,000 SQ. FT. | |
| (47,850 SQ. FT. / 1,000 = 47.85) | |
| (47.85 x 4 SPACES = 191.4) | = 192 SPACES REQ. |
| RESTAURANT | |
| 6 SPACES / 1,000 SQ. FT. | |
| (31,000 SQ. FT. / 1,000 = 31) | |
| (31 x 6 SPACES = 186) | = 186 SPACES REQ. |
| BREWERY | |
| 6 SPACES / 1,000 SQ. FT. | |
| (6,000 SQ. FT. / 1,000 = 6) | |
| (6 x 10 SPACES = 60) | = 60 SPACES REQ. |
| OFFICE | |
| 3.5 SPACES / 1,000 SQ. FT. | |
| (70,400 SQ. FT. / 1,000 = 70.4) | |
| (70.4 x 3.5 SPACES = 246.4) | = 247 SPACES REQ. |
| RESIDENTIAL (TOWNHOUSE WITH 2 CAR GARAGE) | |
| 2 SPACES PER UNIT + 1 PER 2 UNITS | |
| (2 SPACES x 127 UNITS) | = 254 SPACES REQ. |
| (127 UNITS / 2 = 63.5 VISITORS SPACES) | = 64 SPACES REQ. |
| TOTAL REQUIRED SPACES | = 1,048 SPACES REQ. |
| TOTAL PROVIDED | = 1,125 SPACES PROV. |
| TOWNHOME GARAGES | = 254 SPACES PROV. |
| TOWNHOME PARKING PADS | = 196 SPACES PROV. |
| GENERAL PARKING | = 675 SPACES PROV. |

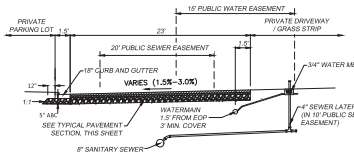
## BIKE PARKING CALCULATIONS

| | |
|---|---|
| DELI | |
| 1 SPACE / 25 VEHICLE SPACES | |
| (45 SPACES / 25 = 1.8) | = 2 BIKE SPACES REQ. |
| RETAIL | |
| 1 SPACE / 25 VEHICLE SPACES | |
| (192 SPACES / 25 = 7.7) | = 8 BIKE SPACES REQ. |
| RESTAURANT | |
| 1 SPACE / 25 VEHICLE SPACES | |
| (186 SPACES / 25 = 7.5) | = 2 BIKE SPACES REQ. |
| BREWERY | |
| 1 SPACE / 25 VEHICLE SPACES | |
| (60 SPACES / 25 = 2.4) | = 3 BIKE SPACES REQ. |
| OFFICE | |
| 1 SPACE / 25 VEHICLE SPACES | |
| (247 SPACES / 25 = 9.9) | = 10 BIKE SPACES REQ. |
| TOTAL REQUIRED BIKE SPACES | = 25 BIKE SPACES REQ. |

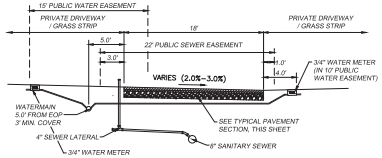
ALL BIKE SPACES WILL BE PROVIDED WITH EACH COMMERCIAL BUILDING DEVELOPMENT. WHILE THE CALCULATIONS ABOVE ARE INTENDED AS A GENERAL OVERALL DEVELOPMENT GUIDELINE BASED ON THE USES PRESENTED, EACH BUILDING WILL BE REQUIRED TO SHOW THEIR OWN SPECIFIC REQUIREMENTS WITH THEIR OWN SPECIFIC PROVIDED BIKE SPACES.



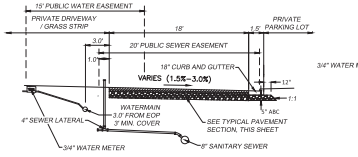

ASPHALT PAVEMENT SECTION



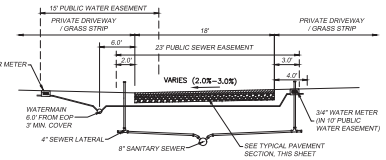

TYPICAL PRIVATE ALLEY SECTION
ADJACENT TO UNITS 115-124
SCALE: NOT TO SCALE




TYPICAL PRIVATE ALLEY SECTION
TO SERVE UNITS 31-85
SCALE: NOT TO SCALE




TYPICAL PRIVATE ALLEY SECTION
ADJACENT TO UNITS 110-114
SCALE: NOT TO SCALE




TYPICAL PRIVATE ALLEY SECTION
TO SERVE UNITS 11-21
SCALE: NOT TO SCALE

## SITE AND DEVELOPMENT DATA

| | |
|---|---|
| JURISDICTION | INDIAN TRAIL, NC |
| TAX PARCEL(S): | 071050J3, 071050J3A |
| SITE ADDRESS: | S. INDIAN TRAIL ROAD & E. PARK ROAD |
| ZONING | CBD |
| OVERLAY | DOWNTOWN (O-DD) |
| USE CLASSIFICATION | MIXED USE - COMMERCIAL / RESIDENTIAL |
| TOTAL AREA | 1,088,360 SQ. FT. - 24.99 ACRES |
| RIGHT-OF-WAY | 30,749 SQ. FT. - 0.71 ACRES |
| LOT AREA | 230,630 SQ. FT. - 5.29 ACRES |
| OPEN SPACE | 92,785 SQ. FT. - 2.13 ACRES (8.53%) |
| TOTAL SITE IMPERVIOUS | 655,225 SQ. FT. - 15.04 ACRES (60.20%) |
| PREVIOUS IMPERVIOUS | 141,249 SQ. FT. - 3.24 ACRES ** |
| PROPOSED IMPERVIOUS | 513,976 SQ. FT. - 11.80 ACRES *** |
| | |
| MINIMUM FRONT SETBACK | 0' |
| MINIMUM CORNER/SIDE SETBACK | 10' (NON-RESIDENTIAL) / 15' (RESIDENTIAL) |
| MINIMUM REAR SETBACK | 0' |
| MAXIMUM HEIGHT | 50' |
| | |
| DISTURBED AREA | 1,055,262 SQ. FT. - 24.23 ACRES |

## IMPERVIOUS NOTES

** PREVIOUS IMPERVIOUS INCLUDES ALL PREVIOUSLY APPROVED IMPERVIOUS FROM THE APPROVED SPINE ROAD PLANS. THIS INCLUDES ALL MAIN ROADWAYS, SIDEWALKS, AND PARALLEL PARKING SPACES.

*** PROPOSED IMPERVIOUS INCLUDES ALL NEWLY PROPOSED PARKING LOTS, PARALLEL PARKING SPACES, ALLEYWAYS, COMMERCIAL BUILDINGS, TOWNHOMES, DRIVEWAYS AND SIDEWALKS. MORE IMPERVIOUS WILL BE PROPOSED AS EACH COMMERCIAL BUILDING IS DESIGNED AND PERMITTED TO ADD SIDEWALKS AROUND EACH BUILDING.

## WELL AND SEPTIC NOTE

ANY WELLS AND / OR SEPTIC SYSTEMS DISCOVERED DURING THE SITE DEVELOPMENT SHALL BE PROPERLY ABANDONED (IF NECESSARY) IN ACCORDANCE WITH APPLICABLE LAWS AND RULES AFTER CONTACTING UNION COUNTY ENVIRONMENTAL HEALTH.

GRAPHIC SCALE
0 80' 160'
( IN FEET )
1 inch = 80 ft.

EAGLE ENGINEERING
20134 Vine Brown Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleengineering.net

| NO. | DATE | BY | ISSUE |
|---|---|---|---|
| 1 | 08-03-2021 | SAP | ADDRESSED TOWN OF INDIAN TRAIL COMMENTS - REVISED UTILITY PLANS BASED ON SPINE ROAD REVISIONS |
| 2 | 09-10-2021 | SAP | ADDRESSED UCPW COMMENTS |
| 4 | 12-08-2021 | SAP | ADDRESSED UCPW AND INDIAN TRAIL COMMENTS |

# INDIAN TRAIL TOWN CENTER
INDIAN TRAIL, NC

INDIAN TRAIL TOWN CENTRE, LLC
2593 W ROOSEVELT BLVD
MONROE, NC 28110

SITE PLAN
OVERALL

| | | | |
|---|---|---|---|
| DESIGNED BY | SAP | CHECKED BY | JLR |
| DRAWN BY | SAP | JOB NUMBER | 6386 |
| DATE | 12/08/20 | | |
| Scale | AS SHOWN | | |

NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C. KIRCHNER 12/08/21

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