

PROJECT DATA

- OWNER: WATSON FAMILY REALTY, LLC
3624 GRIBBLE ROAD
MATTHEWS, NC 28104
- DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
- SITE ADDRESS: CHOCTAW ROAD
#21 & #22 CHEROKEE WOODS SECV
MATTHEWS, NC 28104
- PARCEL I.D.: COMBINED PARCELS 07129559 AND 07129560
RECORDED 5/11/2022 : PLAT SLIDE 00000 - 0569
INSTRUMENT 17362
- SITE LOCATION: CITY OF INDIAN TRAIL
- LOT SIZE: (1.2 ACRES + 1,136 ACRES) =
TOTAL = 2,239 ACRES
- DISTURBED SOIL: LESS THAN 1 ACRE
(0.9 ACRES / 39,560 SF)
- ZONING: H-1
- ZONING OF ADJOINING PARCELS: H-1 AND SF-1
- SETBACKS:
FRONT = 50'
SIDE YARD = 20'
REAR YARD = 60'
- EXISTING USE: OFFICE/WAREHOUSE
- PROPOSED USE: OFFICE/WAREHOUSE
- BUILDING AREA : EXISTING = 9,889 SF
PROPOSED = 8,394 SF
TOTAL = 17,821 SF
- SOILS TYPE: HbB, AuB, and CmB
- RECEIVING WATER COURSE: SOUTH FORK CROOKED CREEK
- IMPERVIOUS AREA: EXISTING = 0.77 ACRES
PROPOSED = 0.24 ACRES
TOTAL = 1.01 ACRES

PAVING LEGEND & NOTES

	EXISTING ASPHALT PAVING
	EXISTING STONE PAVING
	PROPOSED 4" CONCRETE SLAB
	PROPOSED 6" CONCRETE SLAB
	PROPOSED 6" ABC STONE PAVING (PER OWNER)

OWNER SHALL ENGAGE SOIL TESTING FIRM TO DETERMINE THE SUFFICIENCY OF THE PAVING SPECIFICATIONS BASED ON THE EXISTING SOIL CONDITIONS AND OWNER'S USE.

ANY DEVIATION FROM PAVEMENT SCHEDULE SHOWN MUST BE APPROVED PRIOR TO CONSTRUCTION.

SOILS REPORT PAVEMENT RECOMMENDATIONS TO OVERRIDE THE ABOVE PAVING SPEC. PAYMENT SPECIFICATIONS ARE BY GENERAL CONTRACTOR AND APPROVED BY THE OWNER, CHRIS HOPE P.E. IS NOT RESPONSIBLE FOR PAVING SPECIFICATIONS.

PARKING SUMMARY

PARKING REQUIREMENTS:
OFFICE = 3.5 SPACES PER 1,000 SF GROSS FLOOR AREA
MANUFACTURING = 1 SPACE PER EMPLOYEE DURING THE BUSIEST SHIFT.

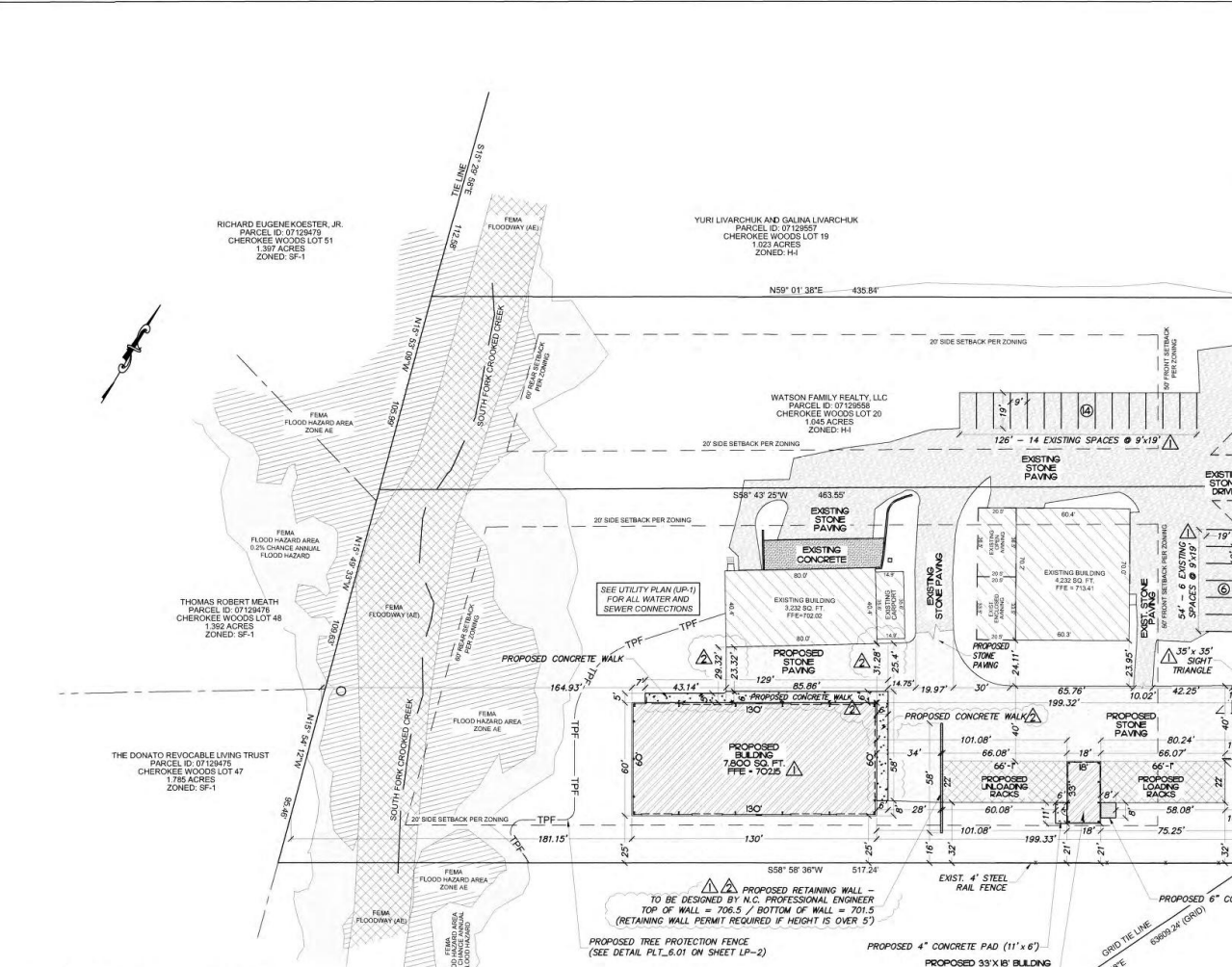
CALCULATIONS:
OFFICE (129,50 SF / 1,000) x 1 = 1 SPACE
MANUFACTURING = 13 EXISTING EMPLOYEES = 13 SPACES
(RELOCATION OF EXISTING STAFF - NO NEW EMPLOYEES)

TOTAL SPACES REQUIRED: 14 SPACES
TOTAL SPACES PROVIDED: 20 SPACES

SITE NOTES:
ALL EXTERIOR LIGHTING TO BE FULL CUTOFF.
ROLL OFF SERVICE ONLY FOR SITE.

TREE SAVE AREA CALCULATIONS
A MINIMUM OF 10% OF THE TOTAL SITE (MINUS RIGHT-OF-WAYS, EASEMENTS, AND PONDS) IS TO BE DESIGNATED AS TREE SAVE AREA.
SITE AREA = 97,556 SQUARE FEET (2,239 ACRES)
TREE SAVE AREA REQUIRED = 97,556 SF x 10% = 9,756 SF
TREE SAVE AREA PROVIDED = 22,853 SF (28.55%)

SEE UTILITY PLAN (SHEET UP-1) FOR ALL WATER AND SEWER CONNECTIONS



SURVEY & UTILITIES NOTES

ALL BOUNDARY, TOPOGRAPHICAL, AND EXISTING INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY DATED MARCH 25, 2022 PROVIDED BY:
THE SURVEY COMPANY, INC.
4100-B STUART ANDREW BLD.
CHARLOTTE, N.C. 28217
PH: 704-561-9970

LOCATION OF UNDERGROUND UTILITIES AS PRESENTED ARE APPROXIMATE.

UTILITIES SHOULD BE LOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.

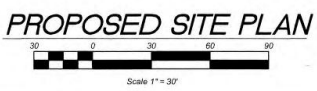
A CERTIFIED SURVEYOR IS TO LAY OUT THE CORNERS OF THE BUILDING PRIOR TO CONSTRUCTION.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811, ITS THE LAW.

FLOODZONE NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOODZONE (AE) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710449800J, EFFECTIVE OCTOBER 16, 2008.

NOTE:
CURB BUMPS REQUIRED FOR SIDEWALKS LESS THAN 7'-0" WIDE.



Revision: **8/10/2022**
7/28/2022

Scale: **AS NOTED**

Drawn By: **CTC**

Checked By: **CLH**

Date: **6/16/2022**

Job No: **11722**

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