

SITE AND DEVELOPMENT DATA	
JURISDICTION	INDIAN TRAIL
TAX PARCEL(S)	07135056
SITE ADDRESS	POTTER ROAD AND FINCHER ROAD
ZONING	MFR
CONDITIONAL ZONING	2004-004 (DATED 11-03-06)
USE CLASSIFICATION	RESIDENTIAL
TOTAL AREA	19.96 ACRES
AREA IN LOTS	12.01 ACRES
COMMON AREA	5.22 ACRES
RIGHT-OF-WAY	2.73 ACRES
DENSITY	7.41 UNITS/ACRE
MINIMUM FRONT SETBACK	12.5' (CONDITIONAL USE PERMIT 2004-004)
MINIMUM REAR SETBACK	25' (CONDITIONAL USE PERMIT 2004-004)
MINIMUM LOT SIZE	2,000 SQ FT
MINIMUM LOT WIDTH	28'
DISTURBED AREA	19.96 ACRES

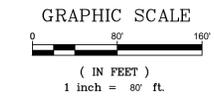
REQUIRED PARKING SUMMARY	
REQUIRED:	2 SPACES / UNIT + 1 SPACE PER 4
	148 UNITS = 296 SPACES
	296 / 4 = 74
	296 + 74 = 370 SPACES REQUIRED
PROVIDED:	2 SPACES / UNIT (GARAGE) = 296 SPACES
	2 SPACES / UNIT (DRIVEWAY) = 296 SPACES
	6 SPACES (STORAGE AREA) = 6 SPACES
	41 SPACES (GUEST PARKING) = 41 SPACES
	296 + 296 + 6 + 41 = 639 SPACES PROVIDED

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.

THE MINIMUM HEATED SQUARE FOOTAGE SHALL NOT BE LESS THAN 1500 SQUARE FEET FOR ANY UNIT.

- SITE NOTES:**
- 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 1-800-633-4649 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
 - ALL LINEAR SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL RADIAL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 3710449800, EFFECTIVE DATE: OCTOBER 16, 2008.
 - THE DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION).
 - THIS DEVELOPMENT WILL COMPLY WITH THE STATEMENT OF INTEGRITY AND DESIGN REQUIREMENTS OF THE TOWN OF INDIAN TRAIL.
 - ALL YARDS SHALL BE SODDED OR SEEDED AND STRAWED PRIOR TO ZONING COMPLIANCE.
 - REFUSE DISPOSAL WILL BE PROVIDED VIA ROLL OFF CANS FOR EACH UNIT INDIVIDUALLY.
 - NO ON-STREET PARKING WILL BE PERMITTED WITHIN THIS DEVELOPMENT. ALL PARKING OF VEHICLES MUST TAKE PLACE WITHIN OWNERS DRIVEWAYS (WITHOUT IMPEDING THE PROVIDED SIDEWALKS), WITHIN GARAGES, OR WITHIN THE PROVIDED GUEST PARKING SPACES THROUGHOUT THE SITE. NO PARKING SIGNS SHALL BE PLACED ALONG THE ROAD SIDE ON BOTH SIDES OF THE STREET THROUGHOUT THE DEVELOPMENT.



EAGLE ENGINEERING

FIRM LICENSE # C-0873
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 Indian Trail, NC 28079
 (704) 882-4222
 www.eagleinc.net

NORTH CAROLINA PROFESSIONAL SEAL
 045509
 Matthew C. Kirk
 10/23/22

NO.	DATE	BY	ISSUE	ADDRESS	COMMENTS
1	10-23-22	SAP	ADDRESS	UCPW AND INDIAN TRAIL	

**PATRICK PLACE
INDIAN TRAIL**

PATRICK PLACE, LLC
 5615 POTTER RD
 MATTHEW, NC 28104

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	JOB NUMBER
AS SHOWN	SAP	SAP	05/16/2022	6143