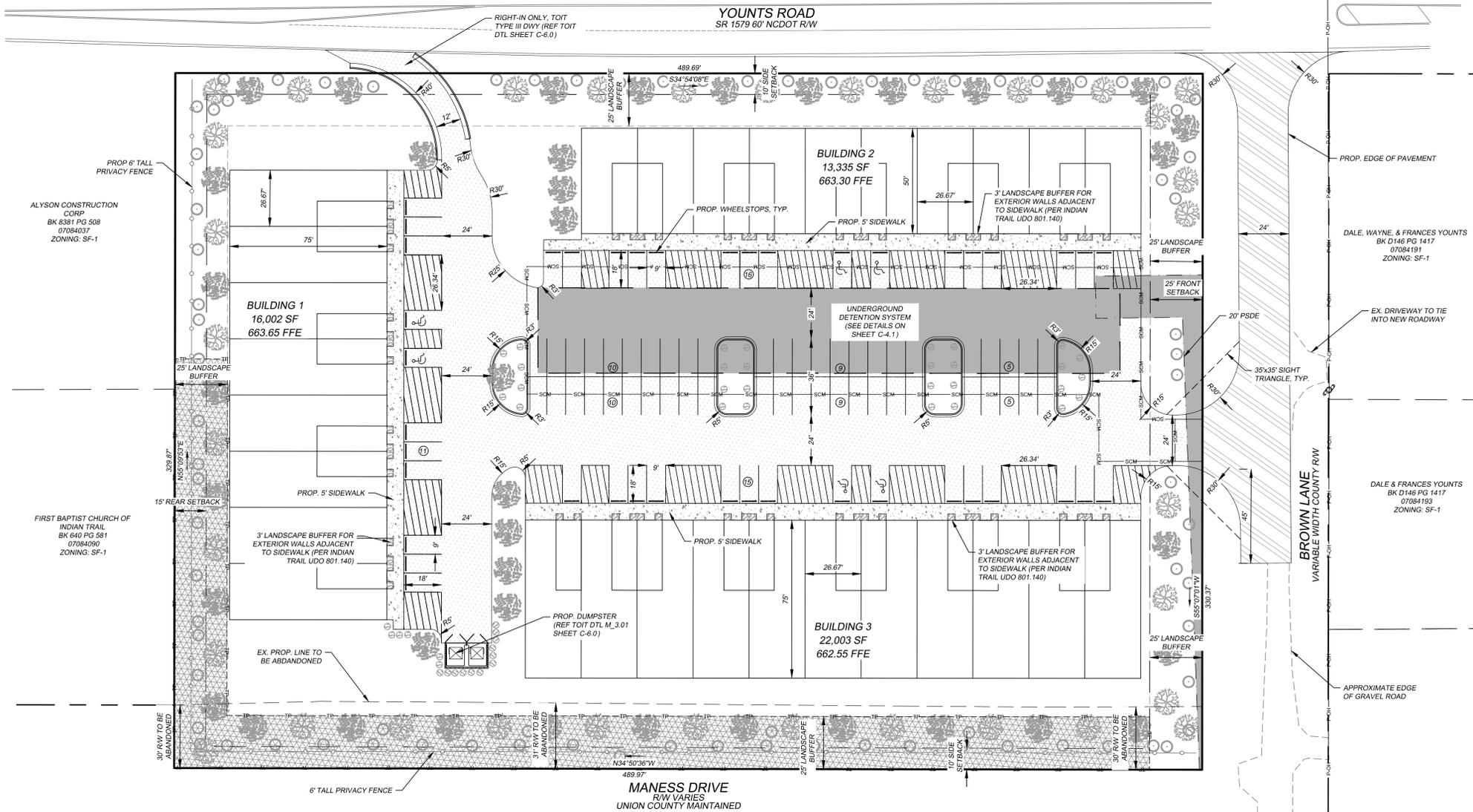
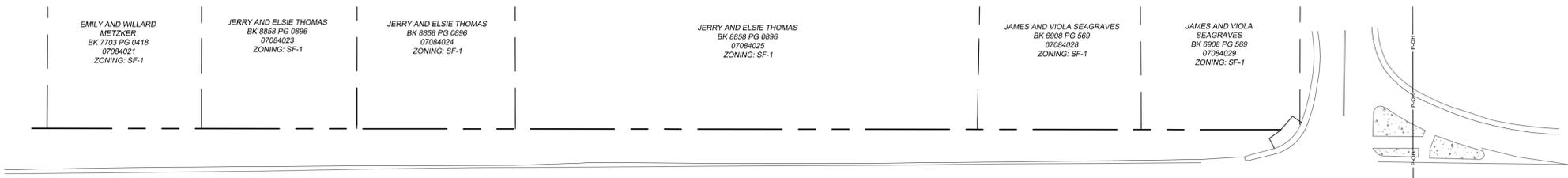
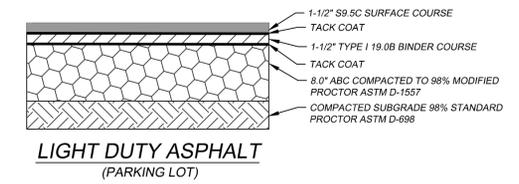
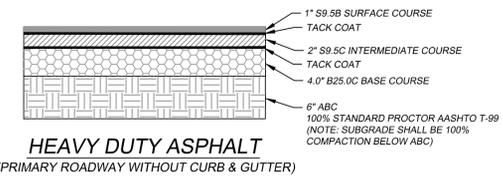
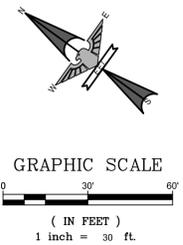


SITE AND DEVELOPMENT DATA	
JURISDICTION	INDIAN TRAIL, NC
TAX PARCEL(S)	07084036, 07084035, 07084034, 07084033, 07084032, 07084030, 07084092, 07084093, 07084094, 07084095, 07084096, 07084097
SITE ADDRESS	2401 YOUNTS RD.
ZONING	GB
USE CLASSIFICATION	COMMERCIAL/RESIDENTIAL
TOTAL AREA	3.71 ACRES
MANNES DR. R/W TO BE ABANDONED	0.34 ACRES
AREA IN LOTS	3.37 ACRES
DISTURBED AREA	4.47 ACRES
LOT CRITERIA	
MINIMUM AREA	6,000 SQ. FT.
MINIMUM WIDTH AT FRONT SETBACK	60'
MINIMUM FRONT SETBACK	25'
MINIMUM SIDE/CORNER SETBACK	10'
MINIMUM REAR SETBACK	12.5'
PARKING REQUIRMENTS	
REQUIRED PARKING	1 SPACE PER 500 SF RETAIL/OFFICE + 1 SPACE PER 2,000 SF WAREHOUSE
RETAIL/OFFICE AREA	11,600 SF = 24 SPACES
WAREHOUSE AREA	39,740 SF = 20 SPACES
TOTAL REQUIRED	44 SPACES
PARKING PROVIDED	90 SPACES
TREE SAVE REQUIREMENTS	
TREE SAVE REQUIRED (10%)	14,680 SF
TREE SAVE PROVIDED	15,175 SF



SITE PLAN LEGEND	
	PUBLIC STORM DRAINAGE ESMT. (PSDE)
	TREE SAVE AREA
	SCM MAINTENANCE & ACCESS ESMT.
	SANITARY SEWER ESMT.
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED FENCE

- SITE NOTES:**
- ANY WELLS DISCOVERED DURING THE SITE DEVELOPMENT PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES. ANY ON SITE WASTEWATER DISPOSAL SYSTEM THAT IS NOT TO BE UTILIZED BY THE PROPERTY OWNER SHALL ALSO BE ABANDONED ON ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.
  - IF WELL AND/OR SEPTIC SYSTEMS ARE ENCOUNTERED, THEN CONTACT DAVID FINLEY (704.283.3879), (DAVID.FINLEY@UNIONCOUNTYNC.GOV) WITH ENVIRONMENTAL HEALTH FOR THEIR SEQUENCE OF EVENTS AND OTHER PERTINENT INFORMATION.
  - IF OWNER IS UNABLE TO LOCATE OSWW SYSTEMS ON SITE, A CERTIFIED SEPTIC INSPECTOR TO VERIFY AND FLAG LOCATION OF IT. ONCE LOCATED, OSWW SYSTEM'S LOCATION SHALL REFLECT ON ALL PLANS IF APPLICABLE.



**EAGLE ENGINEERING**  
 FIRM LICENSE # C-0873  
 2013A VAN BUREN AVE  
 INDIAN TRAIL, NC 28079  
 (704) 882-4222  
 www.eagleinc.com

NORTH CAROLINA PROFESSIONAL SEAL  
 SEAL 045509  
 Matthew C. Kirk  
 06/05/2024

NO.	DATE	BY	ISSUE

**YOUNTS BUSINESS PARK**  
 INDIAN TRAIL, NC  
 CAMERON'S INC.  
 113 INDIAN TRAIL RD STE 274  
 INDIAN TRAIL, NC 28079

SITE PLAN			
DESIGNED BY	TMH	CHECKED BY	MCK
DATE	06/05/2024	JOB NUMBER	6998
Scale	AS SHOWN		