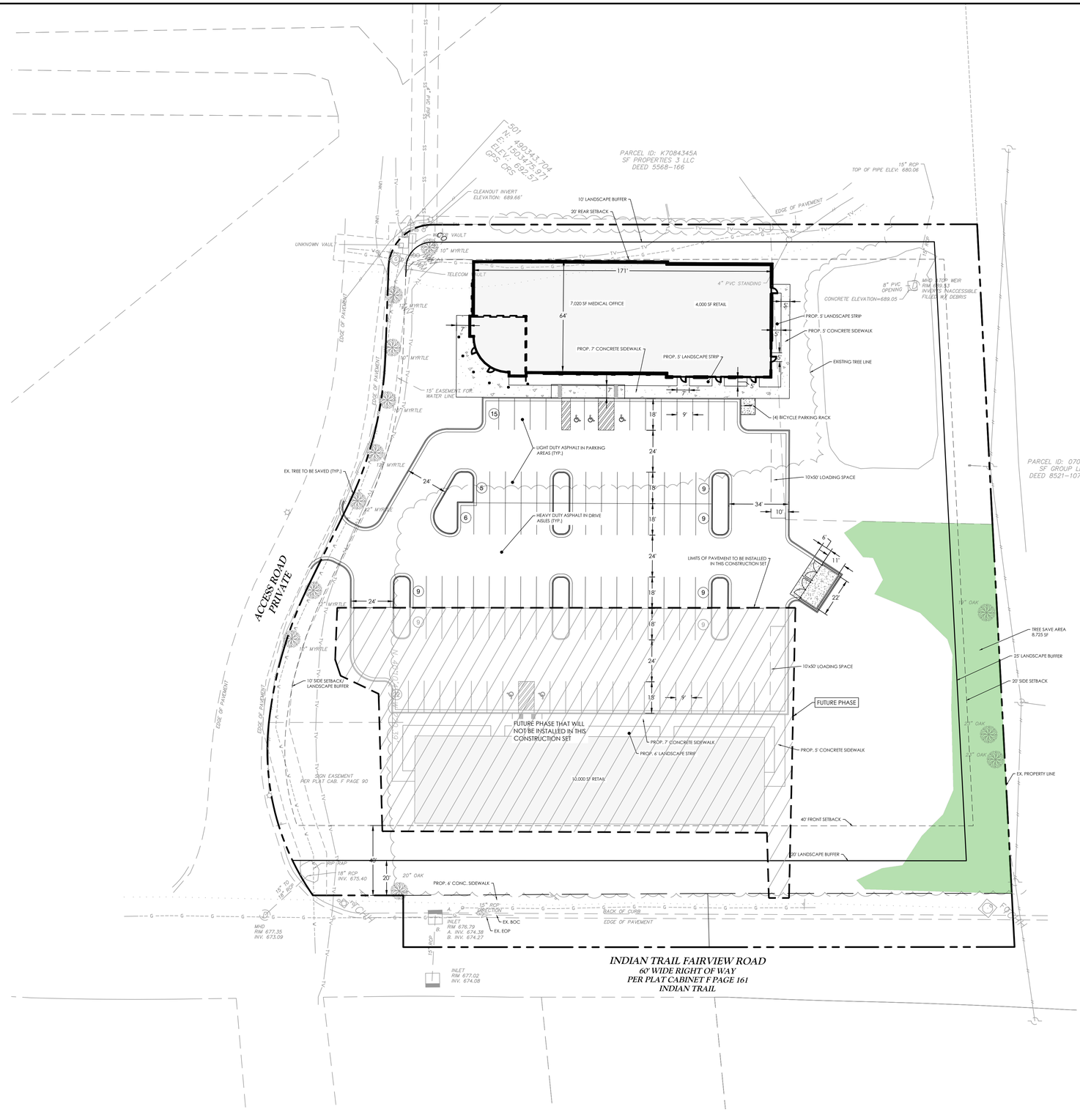

SITE DATA TABLE

PARCEL ID	07084345B, 07084345C, 07084345S (DB25576 - PG 468)
LOCATION	NO ADDRESS: INDIAN TRAIL FAIRVIEW RD
JURISDICTION	INDIAN TRAIL
OWNER	T. DANNY MACK, OD | OPTOMETRIST PREMIER FAMILY EYE CARE
	6044 W. HWY 74, INDIAN TRAIL, NC 28079
	PHONE: 704-821-3937
ZONING	RBD - REGIONAL BUSINESS DISTRICT
TOTAL PARCEL AREA	3.595 AC - 156,598 SF 07084345B: 0.977 AC - 42,558 SF 07084345C: 0.962 AC - 41,905 SF 07084345S: 1.656 AC - 72,135 SF
NET PARCEL AREA (EXCLUDING EASEMENTS)	2.657 AC - 115,726 SF
PROPOSED USE	COMMERCIAL
PROPOSED BUILDING PRODUCT	PH.1 - 11,050 SF 1-STORY MEDICAL OFFICE PH.2 - 10,000 SF 1-STORY RETAIL BLDG
MIN. FRONT / STREET SETBACK	40'
MIN. SIDE SETBACK	10' / 20' WHEN ABUTTING RES. DISTRICT
MIN. REAR SETBACK	20'
MAX. BUILDING HEIGHT	70'
PARKING SPACES REQUIRED	PH. 1: 4 SPACES / 1,000 SF MEDICAL OFFICE = 28 SPACES 4 SPACES / 1,000 SF RETAIL = 16 SPACES PH. 2: 4 SPACES / 1,000 SF RETAIL = 40 SPACES
PARKING SPACES PROVIDED	PH. 1: 62 SPACES (60 REG + 1 VAN + 1 ACCESSIBLE) PH. 2 : 40 SPACES (38 REG + 1 VAN + 1 ACCESSIBLE) TOTAL PROVIDED: 102 SPACES (4 ACCESSIBLE)
REQUIRED TREE SAVE	10% - (11,572 SF - 0.266 AC)
PROVIDED TREE SAVE (INCLUDING REPLANTED TREE CANOPY, SEE SHEET C10)	10.6% - (12,325 SF - 0.282)
FEMA MAP NUMBER	3710540900J
FEMA MAP DATE	10/16/2008
SOIL TYPES	TaB (45.2%), BuB (34.5%), BdB2 (20.3%)
TRASH COLLECTION	TRASH: (1) 8 CY DUMPSTER
BUFFER REQUIREMENTS	SIDE AND REAR LOT LINES: 10' LANDSCAPE BUFFER
	FRONT LOT LINE: 20' LANDSCAPE BUFFER
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	
PROJECT TO BE DEVELOPED IN TWO (2) PHASES	

IMPERVIOUS SUMMARY

ITEM	SQ. FT.	ACRES	PERCENTAGE OF SITE
TOTAL SITE AREA	156,598 SF	3.59 AC	100.00%
PHASE 1			
ASPHALT	26,242 SF	0.60 AC	16.76%
CONCRETE	2,734 SF	0.06 AC	1.75%
BUILDING	11,050 SF	0.25 AC	7.06%
PH. 1 TOTAL	40,026 SF	0.92 AC	25.56%
PHASE 2			
ASPHALT	14,309 SF	0.33 AC	9.14%
CONCRETE	2,510 SF	0.06 AC	1.60%
BUILDING	10,000 SF	0.23 AC	6.39%
PH. 2 TOTAL	26,819 SF	0.62 AC	17.13%
PROJECT TOTAL	66,845 SF	1.53 AC	42.69%

TREE #	SPECIES	DBH (IN)
1	MYRTLE	10
2	MYRTLE	10
3	MYRTLE	12
4	MYRTLE	10
5	MYRTLE	10
6	MYRTLE	12
7	MYRTLE	12
8	MYRTLE	12
9	MYRTLE	12
10	MYRTLE	12
11	**OAK**	**19**
12	**OAK**	**23**
13	**OAK**	**19**
14	**OAK**	**19**
15	**OAK**	**23**
16	**OAK**	**23**
17	**OAK**	**23**
18	**OAK**	**23**
19	**OAK**	**26**
20	**OAK**	**21**
21	**OAK**	**20**

TREE PRESERVATION REQUIREMENTS

- THE PROTECTION OF TREE STANDS RATHER THAN INDIVIDUAL TREES IS STRONGLY ENCOURAGED. WHERE A PROJECT SAVES A STAND OF TREES AND IS SUBJECT TO THE TREE SAVE AREA TREE REQUIREMENTS OF THIS CHAPTER, 110% OF THE CANOPY AREA SHALL COUNT TOWARD TREE SAVE AREA REQUIREMENTS
- IN NON-RESIDENTIAL DISTRICTS WHERE THE EXISTING TREE CANOPY IS AT LEAST 10% OF THE PROPERTY AREA, A TREE SAVE AREA EQUAL TO AT LEAST 10% OF THE PROPERTY MUST BE PROTECTED.
  PROPERTY AREA - EX POND AREA = 156,598 - 7447 = 149,151 SF
  TREE SAVE AREA = 149,151 x 0.1 = **14,915 SF REQUIRED**
- ANY EXISTING OR DEDICATED R/W, UTILITY EASEMENTS, AND AREA COVERED BY EXISTING PONDS AND LAKES CAN BE SUBTRACTED FROM THE TOTAL PROPERTY AREA FOR THE REQUIRED TREE SAVE AREA CALCULATION.
- DESIGNATION OF TREE SAVE AREA SHALL INCLUDE THE OUTER LIMITS OF THE DRIPLINE OR 1.5 FT FOR EVERY 1" DBH

HERITAGE TREES

- INCLUDE:
  - A DECIDUOUS TREE THAT IS 14" DBH OR GREATER
  - AN EVERGREEN TREE THAT IS 18" DBH OR GREATER
- ~~WHERE THE~~ REMOVAL OF HEALTHY HERITAGE TREES IS PART OF AN APPROVED SITE PLAN, NEW TREES WILL BE PLANTED ACCORDING TO THE MITIGATION PLANTING STANDARDS BELOW:
  1. REPLACEMENT AT A 25% RATIO FOR THE TOTAL CALIPER INCHES REMOVED, REPLACEMENT TREES TO BE NO LESS THAN 2.5" AT TIME OF PLANTING
     HERITAGE TREE TO BE REMOVED: 107"
     107 x 0.25 = 26.75 / 2.5 = 11 2.5" TREES
  2. ANY ACREAGE EXCEEDING THE TREE CANOPY RETENTION REQUIREMENTS MAY BE USED TO SATISFY A PORTION OF THE HERITAGE TREE MITIGATION REQUIREMENTS, WITH EACH MITIGATION TREE EQUAL TO 900 SF OF ADDITIONAL CANOPY RETENTION AREA.

LANDSCAPING REQUIREMENTS

LANDSCAPE BUFFERS

- BUFFERS MUST BE IMPROVED WITH TREES, SHRUBS, GROUND COVERS AND SCREENING
- GROUP 2 USE (RETAIL + MEDICAL OFFICE) ABUTTING SINGLE-FAMILY ZONING = 25 FT WIDTH
- 25 FT BUFFER PLANTING REQUIREMENTS
  - 1 TREE / 25 LINEAR FT BUFFER (MEDIUM/LARGE MATURING DECIDUOUS TREE)
  - SOLID EVERGREEN HEDGE BETWEEN PROPERTY LINE AND TALL ELEMENT (BELOW)
  - A SOLID WALL OR FENCE OR A 3 FT TALL BERM WITH PLANTINGS OR AN EVERGREEN SCREEN

PERIMETER LOT LINE LANDSCAPING

FRONT LOT LINE - 20 FT WIDE LANDSCAPE STRIP ADJACENT TO THOROUGHFARE/BOULEVARD

- MEDIUM/SMALL DECIDUOUS TREES @ 30 FT O.C.
- ROW OF EVERGREEN SHRUBS @ 3 FT O.C.

SIDE/REAR LOT LINE - 10 FT WIDE LANDSCAPE STRIP ALONG ABUTTING PROPERTY LINES

- PLANTED WITH GROUND COVER AND MIX OF SHRUBS AND TREES

PARKING LOT INTERIOR LANDSCAPING

- ALL PARKING LOTS OVER 12 PARKING SPACES MUST PROVIDE A MINIMUM OF 35% CANOPY COVER OR ONE TREE PER EVERY 15 PARKING SPACES, WHICHEVER RESULTS IN MORE TREES.
  - CANOPY CREDITS APPLIED IN THE FOLLOWING MANNER: LARGE MATURING = 1,600 SF, MEDIUM MATURING = 900 SF, SMALL MATURING = 400 SF

CALCULATIONS:

102 PARKING SPACES PROPOSED = 102 / 15 = 7 TREES REQUIRED

40,239 SF PARKING AREA = 40239 x 0.35 = 14,084 SF = 9 LM TREES REQUIRED

- ALL PARKING SPACES MUST HAVE AT LEAST ONE TREE TRUNK WITHIN 60 FT OF THE SPACE
- A MIX OF TREE SPECIES SHALL BE PROVIDED FOR ROWS OF PARKING SPACES OVER 10 AND PROVIDE A MINIMUM OF 3 TYPES OF TREE SPECIES
- A MINIMUM SIZE PLANTING ISLAND SHALL BE PROVIDED FOR DIFFERENT SIZE TREES:
  - SMALL MATURING TREES REQUIRE 162 SF ISLAND (9 FT WIDTH)
  - MEDIUM MATURING TREES REQUIRE 225 SF ISLAND (9 FT WIDTH)
  - LARGE MATURING TREES REQUIRED 288 SF ISLAND (9 FT WIDTH)
- PLANTING ISLANDS THAT SERVE TO BREAK UP EVER 15 PARKING SPACES SHALL BE A MINIMUM OF 162 FT WITH A MIRIMUM WIDTH OF 9 FT
- A MINIMUM OF 25% OF THE TREES PROVIDED MUST BE LARGE MATURING TREES

PARKING LOT PERIMETER LANDSCAPING

- MEDIUM/LARGE MATURING DECIDUOUS TREES MUST BE PLANTED AT 30 FT O.C. WHEN A PARKING AREA IS ADJACENT TO A STREET
- A SOLID EVERGREEN HEDGE MUST BE INSTALLED NO FURTHER THAN 10 FT FROM THE EDGE OF THE PARKING LOT

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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SC ENGINEERING BOARD LICENSE # COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

NORTH ARROW

GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23557 7/3/2024 TIMOTHY D. FOLEY

PREMIER FAMILY EYE CARE

INDIAN TRAIL FAIRVIEW RD, INDIAN TRAIL
UNION COUNTY, NORTH CAROLINA

SITE PLAN

REVISIONS:

C03 - SITE PLAN.DWG
PROJECT NUMBER: 224033
DATE: 7/3/2024 DRAWN BY: TMM
SHEET C03 OF 16