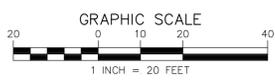


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	070-660-11
TOTAL SITE AREA:	1.75 AC (76,445 SF)
EXCLUDING R/W:	1.55 AC (67,321 SF)
LOT 1:	0.48 AC (20,669 SF)
LOT 2:	1.07 AC (46,653 SF)
EXISTING ZONING:	NBD
SETBACKS:	
FRONT:	25'
SIDE:	10'
REAR:	20' AT RESIDENTIAL
PARKING:	15' (BUILDING)
	20'
MAX. BUILDING HEIGHT:	40'
FLOOR AREA RATIO:	0.11 FAR
PROPOSED USE:	
LOT 1:	SINGLE FAMILY RESIDENTIAL
LOT 2:	OFFICE (5,000 SF)
VEHICULAR PARKING:	
REQUIRED:	20 (4 SPOTS/1,000 SF)
PROPOSED:	28, 1 ADA
BICYCLE PARKING:	
REQUIRED:	2 SPACES (1/25 PARKING SPACES)
PROPOSED:	2 SPACES (1 RACK)
TREE SAVE AREA:	
REQUIRED:	4,665 SF (10% OF LOT 2 AREA)
LOT 2 AREA:	52,274 - 5,621 (R/W) = 46,653 SF
PROPOSED:	7,974 SF

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: ROGERS LAND SURVEYING, P.C. NC FIRM LICENSE #C-4342. 1421 CYRUS DRIVE CHARLOTTE, NC 28205 704-450-4779
 - SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS.
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - PARKING LOT SURFACE SHALL BE MAINTAINED IN SUCH A WAY TO PREVENT, REPAIR OR REPLACE DETERIORATED SURFACE MATERIALS, POTHOLES, OR MAJOR CRACKING OF IMPERVIOUS OR PERVIOUS SURFACE MATERIALS AND STRIPING SHALL BE VISIBLE AND WELL DEFINED.
 - THOUGH IT MAY NOT BE SHOWN, ILLUSTRATED, DENOTE OR EXPRESSED, THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADI SHALL MEASURE 5' AT FACE OF CURB UNLESS OTHERWISE NOTED.
 - LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND THE UTILITY COMPANY.
 - ALL ON-SITE UTILITIES WILL BE UNDERGROUND.
 - ALL "ITLDS" LABELS REFER TO THE TOWN OF INDIAN TRAIL LAND DEVELOPMENT STANDARDS.



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



URBAN DESIGN PARTNERS
1213 w morehead st ste 450
charlotte, nc 28208
P 704.334.3303
urbandesigndesignpartners.com
nc firm no: P-0418 sc coa no: C-03044



08/25/2021
PJJ Holdings, LLC
8011 Deerbridge Street
Mint Hill, NC 28227

Unionville Office
Site Plan
4001 Unionville-Indian Trail Road, Indian Trail, NC 28079

NO.	DATE	BY	REVISIONS
01	10.29.19	UDP	LD REVISIONS #1
02	05.21.20	UDP	LD REVISIONS #2
03	03.12.21	UDP	LD REVISIONS #3
04	05.18.21	UDP	LD REVISIONS #4
05	07.09.21	UDP	LD REVISIONS #5
06	08.25.21	UDP	LD REVISIONS #6

Project No: 19-053
Date: 10.07.2019
Designed By: UDP
Checked By: UDP
Sheet No:

C-3.0