

NO.	DATE	BY	ISSUE
1	12/10/2024	LBT	ADDRESS TOWN, UCPW & INCRED COMMENTS
2	01/10/2025	AFB	ADDRESS TOWN OF INDIAN TRAIL COMMENTS
3			

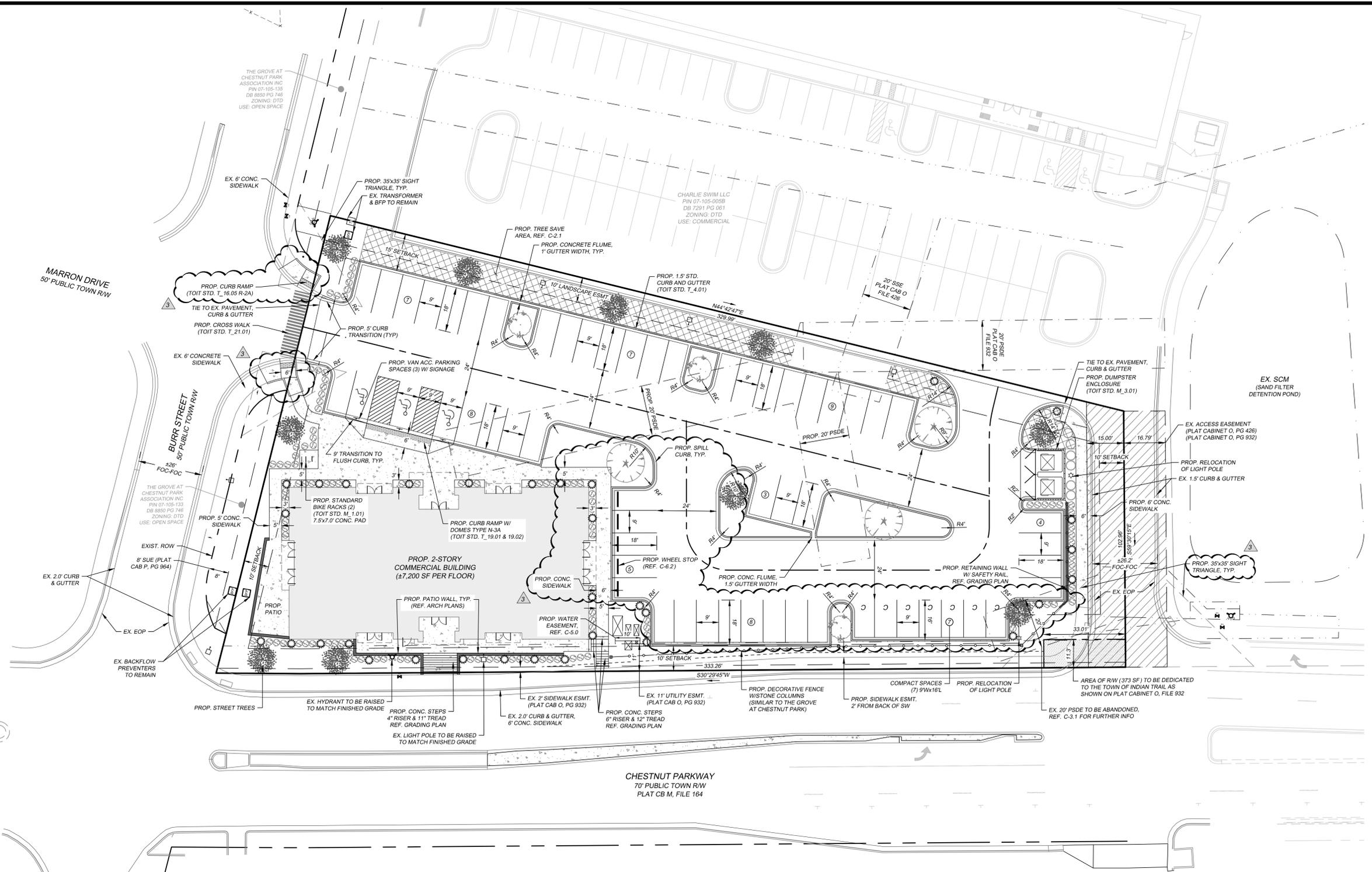
CHESTNUT PARKWAY COMMERCIAL
 INDIAN TRAIL, NC

UNION STATION OF NC, LLC
 4389 INDIAN TRAIL FAIRVIEW RD, STE 2
 INDIAN TRAIL, NC 28079

SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	JOB NUMBER
LBT	LBT	MCK	10/07/2024	6846

AS SHOWN



- SITE PLAN NOTES:**
- ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING SITE DEVELOPMENT PROCESS SHALL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NC LAWS & RULES.
 - DEVELOPMENT SHALL COMPLY WITH ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL & POST-CONSTRUCTION).
 - ON-SITE IMPERVIOUS SURFACES SHALL BE ROUTED TO AND TREATED BY THE SAND FILTER DETENTION POND ON THE ADJACENT PROPERTY.
 - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SEE SHEET C-4.1 FOR BUILT-UPON-AREA AND POST-CONSTRUCTION SUMMARY.
 - SIGHT LIGHTING AS SHOWN IS APPROXIMATE, DEVELOPER SHALL COORDINATE WITH UTILITY PROVIDER ON SPECIFIC LOCATIONS.
 - PROOFROLLING SHALL BE PERFORMED ONCE THE SUBGRADE IS WITHIN 0.1' OF DESIGN. PROOFROLLING SHALL BE PERFORMED UTILIZING A TRI-AXLE DUMP TRUCK (OVERLOADED ON SITE) OR A QUAD-AXLE, CARRYING A MINIMUM OF 20 TONS OF ABC (QUARRY TICKET REQUIRED). THREE PASSES TO BE MADE ON THE SUBGRADE ONE ALONG EACH SIDE AND ONE THE MIDDLE. ANY AREAS PUMPING OR SHOVING SHALL BE MARKED AND REPAIRED OR STABILIZED. ONLY WHEN THE TOWN HAS APPROVED THE SUBGRADE SHALL ABC BE ALLOWED TO BE PLACED.
 - TOWN REPRESENTATIVE MUST BE PRESENT FOR ALL ROADWAY INSPECTION AND TESTING. A 48 HOUR NOTICE MUST BE GIVEN

DEVELOPMENT SUMMARY

VEHICULAR PARKING:
 (COMMERCIAL 'OTHER' PER UDO TABLE 1000-1)
 1 SPACE PER 300 SF OF GROSS FLOOR AREA
 1 SPACE / 300 SF X 14,400 SF = 48 SPACES REQ'D

58 VEHICULAR SPACES PROVIDED
 3 ACCESSIBLE SPACES REQUIRED (1 VAN)
 3 VAN ACCESSIBLE SPACES PROVIDED
 7 COMPACT SPACES PROVIDED (12% OF TOTAL)

BICYCLE PARKING:
 (COMMERCIAL 'OTHER' PER UDO TABLE 1000-1)
 1 PER 20 VEHICLE SPACES REQUIRED
 58 / 20 = 2.9 = 3 BICYCLE SPACES REQ'D
 4 BICYCLE SPACES PROVIDED (2 STD. RACKS PER M_1.01)

LEGEND

DESCRIPTION	SYMBOL ON PLANS
SITE BOUNDARY	---
SETBACK	---
PROP. CENTERLINE	---
PROP. CURB & GUTTER	---
PROP. SPILL CURB	---
PROP. PSDE	---
PROP. SIDEWALK	---
PROP. TREE SAVE	---
PROP. FENCE	---
EX. ACCESS ESMT.	---
EX. UTILITY ESMT.	---
EX. SIDEWALK ESMT.	---
PROP. SIDEWALK ESMT.	---

