

**ENGINEER'S NOTES**

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
- CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
- THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL KEEP A SET OF APPROVED PLANS ONSITE AT ALL TIMES DURING CONSTRUCTION.

**SITE NOTES:**

- SITE SHALL CONNECT TO PUBLIC WATER SUPPLY
- SITE SHALL CONNECT TO THE PUBLIC WASTEWATER SYSTEM
- SITE SHALL UTILIZE DUMPSTER GARBAGE COLLECTION
- DETENTION SHALL BE REQUIRED FOR SITES CREATING MORE THAN 20,000-SF OF IMPERVIOUS. THE 1-INCH WATER QUALITY VOLUME IS WITHHELD IN THE POND.
- HOURS OF OPERATION SHALL BE MONDAY THRU SATURDAY 7AM TO 9PM.
- ALL BUFFERS AND SCREENING SHALL COMPLY WITH THE INDIAN TRAIL ORDINANCE.

**SITE NOTES:**

- SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.
- 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.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000-SF OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAIN DETENTION.
- BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-832-4949. ITS THE LAW.

NO OUTSIDE STORAGE IS PERMITTED ON SITE.

**LIGHTING**

SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL "STREET LIGHTING POLICY"

NO LIGHT POLES ARE PROPOSED. ALL LIGHTING SHALL BE WALL PACKS ON THE BUILDING, SEE ARCHITECTURAL PLANS FOR PHOTOMETRICS

**GENERAL NOTES**

- DIMENSIONS FROM BACK OF CURB (TYP).
- ALL CURB RADI TO BE 5'-0" U.N.O.
- STANDARD PARKING DIMENSIONS:  
STD AUTO: 9'-0" WIDE X 19'-0" LONG  
PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG  
HANDICAP: 9'-0" WIDE X 19'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT

**PARKING DATA: (SPECIFY REQUIREMENT)**

PROPOSED NEW: 15 SPACES PROVIDED  
REQUIRED: 1-SPACE PER 2,000-SF OF WAREHOUSE SPACE PLUS 2 SPACES PER 1,000-SF OFFICE FLOOR AREA.  
HC REQUIRED: 1-VAN ACCESSIBLE SPACE  
HC PROVIDED: 1-VAN ACCESSIBLE SPACE  
BIKE PARKING: 1 PER 25-SPACES = 15/25 = .6-SPACES (PROVIDE (1) 2'x6' PAD W/ INVERTED "U" RACK)

**PAVEMENT NOTES:**

- LIGHT DUTY**  
6" AGGREGATE BASE COURSE  
2" S9.5A SURFACE COURSE
  - HEAVY DUTY NCDOT**  
1.5" S9.5B SURFACE COURSE  
3" 119.0B  
5" B25.0B
  - HEAVY DUTY ONSITE**  
1.5" S9.5B SURFACE COURSE  
1.5" S9.5B SURFACE COURSE  
8" ABC
  - CONCRETE APRON & DUMPSTER PAD**  
6" THICK, 4000 PSI CONCRETE, WITH REINFORCING STEEL FIBER 50-LBS PER CUBIC YARD
  - CONCRETE SIDEWALK**  
4" THICK, 3600 PSI CONCRETE
  - ALL CONCRETE WORK WILL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.
- NOTE: PATCHING AND LEVELING MAY BE REQUIRED PRIOR TO RESURFACING THE ROADWAY.
- NOTE: ALL FIRE ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.

**ZONING CODE SUMMARY**

PROJECT NAME: ROSKIND BUILDING  
OWNER: HERBERT ROSKIND JR. PHONE # \_\_\_\_\_  
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (704) 315-8367  
ZONING: LI JURISDICTION: INDIAN TRAIL

PROPOSED USE: INDUSTRIAL- "FLEX SPACE & OTHER"

BUILDING HEIGHT: 40-FT MAX. FEET STORIES: 1  
BUILDING COVERAGE: 12,000 SQ. FT.  
LOT SIZE: 6.05-ACRES SQ. FT./ACRES  
TAX PARCEL ID: 07069122 & 07069122A GROSS FLOOR AREA: \_\_\_\_\_ SQ. FT.  
OR SUITES: 6

YARD REQUIREMENTS:  
SETBACK (FRONT): 50' FT. FROM R/W,  
SIDE YARD (R): 25' FT. SIDE YARD (L): 20' FT.  
REAR YARD: 50' FT.

FEMA FLOOD: THIS SITE DOES NOT LIE IN A REGULATED FEMA FLOODWAY, PANEL#3710540700J

**IMPERVIOUS AREA DATA**

EXIST IMPERV COVERAGE: 74,693/1.71 SQ. FT./ACRES  
PROPOSED NEW IMPERV COVERAGE: 52,797/1.21 SQ. FT./ACRES  
BLDG=12,000-SF PAVEMENT=37,298-SF CONC=3,499  
EXIST IMPERV. TO BE REMOVED: 8,196/0.19 SQ. FT./ACRES  
PROPOSED MINUS REMOVED: 44,601/1.02 SQ. FT./ACRES  
TOTAL SITE IMPERVIOUS: 119,294/2.73 SQ. FT./ACRES  
LOT SIZE: 6.05-ACRES  
PERCENT IMPERVIOUS: BASIN DRAINAGE AREA=65%, TOTAL SITE=45%  
WATERSHED: THIS SITE IS NOT IN A REGULATED WATERSHED

**DENUDED AREA= 3.45 ac.**

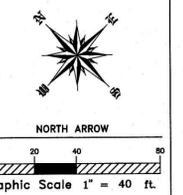
**SITE LEGEND**

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- DECORATIVE FENCING
- TRAFFIC FLOW SEE LANDSCAPE PLAN SHEET C7 FOR DETAILS.
- STRIPING
- PARKING BAY COUNT
- PAVEMENT
- CONCRETE
- SPOT ELEVATION
- EXISTING FEATURES SCREENED
- HANDICAP RAMP = HC
- TREE PROTECTION AREA

**Woodbine Design, P.C.**  
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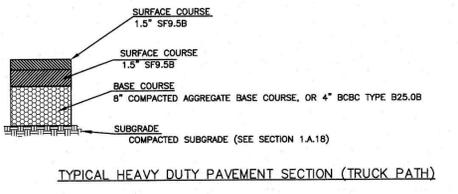
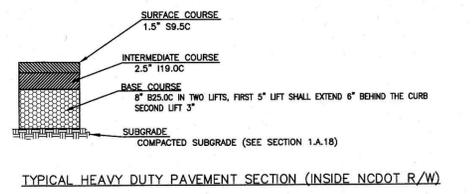
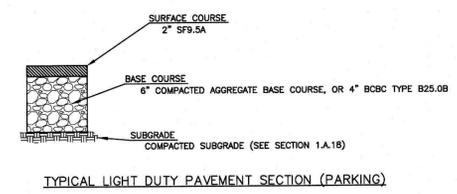


**ROSKIND BUILDING #1**  
LOT #1 & #2 3405 WESLEY CHAPEL STOUTS  
INDIAN TRAIL, UNION COUNTY  
SHEET TITLE

**DEVELOPER/OWNER**  
HERBERT ROSKIND JR  
46 BILTMORE ESTATES DR  
PHOENIX, AZ 85016

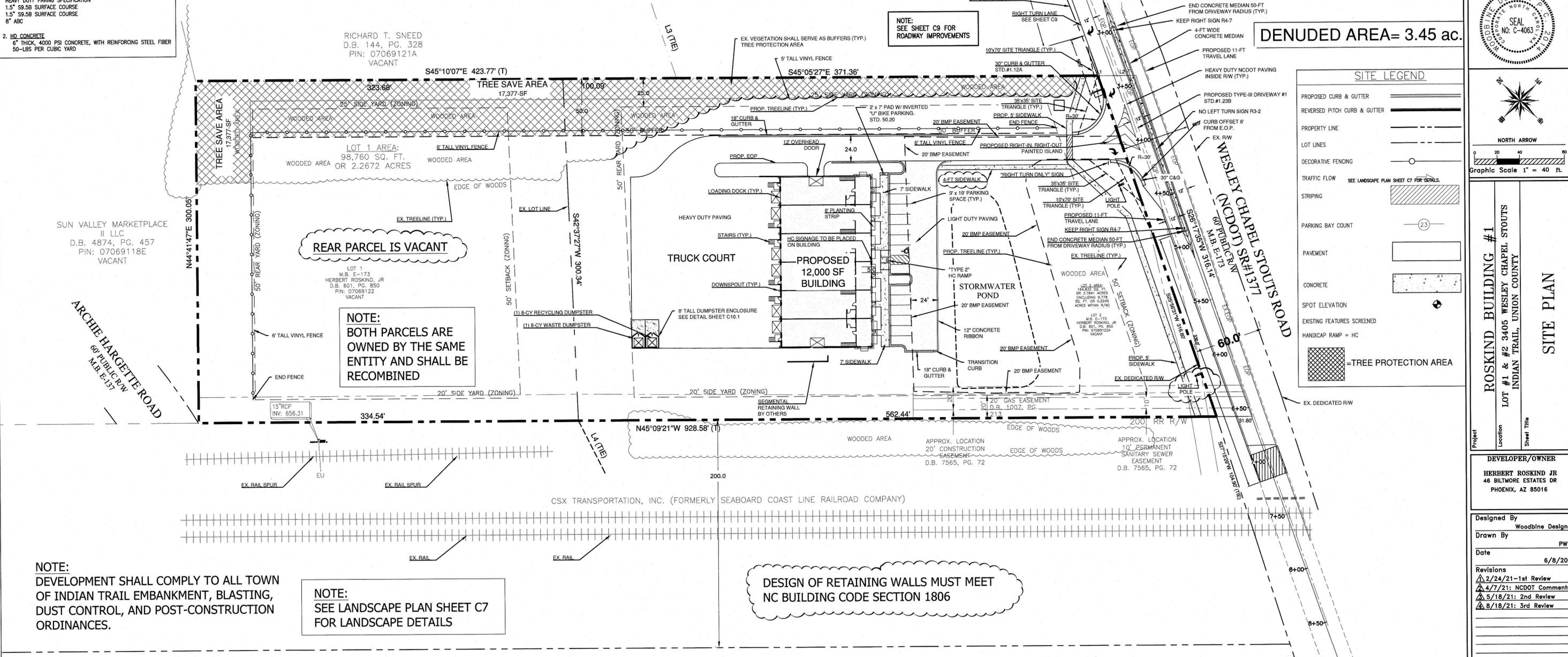
**Designed By** Woodbine Design  
**Drawn By** PW  
**Date** 6/8/20  
**Revisions**  
A 2/24/21-1st Review  
B 4/7/21: NCDOT Comments  
C 5/18/21: 2nd Review  
D 8/18/21: 3rd Review

Sheet C2 of 12  
Project Number 20017



**ALTERNATES FOR TRUCK COURT PAVING**

- HEAVY DUTY**  
HEAVY DUTY PAVING SPECIFICATION  
1.5" S9.5B SURFACE COURSE  
1.5" S9.5B SURFACE COURSE  
8" ABC
- HD CONCRETE**  
6" THICK, 4000 PSI CONCRETE, WITH REINFORCING STEEL FIBER 50-LBS PER CUBIC YARD



**NOTE:**  
DEVELOPMENT SHALL COMPLY TO ALL TOWN OF INDIAN TRAIL EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION ORDINANCES.

**NOTE:**  
SEE LANDSCAPE PLAN SHEET C7 FOR LANDSCAPE DETAILS

**DESIGN OF RETAINING WALLS MUST MEET NC BUILDING CODE SECTION 1806**

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.