

Site Plans

Issued for	Permit
Date Issued	7/02/2025
Latest Issue	7/02/2025

Chase Bank Indian Trail

6524 Old Monroe Road
Indian Trail, NC 28079



Vanasse Hangen Brustlin
121 West Trade Street
Suite 1030
Charlotte, NC 28202
704.594.8993
CORP. # C-3705

Owner

Harris Teeter Properties, LLC
701 Crestdale Road
Matthews, NC 28105

Contact:
Robert Canipe
Rcanipe@harristeeter.com
704.844.7572

Applicant

Vanasse Hangen Brustlin
121 West Trade Street
Suite 1030
Charlotte, NC 28202
CORP. # C-3705

Contact:
Terence McNally, PE
tmcnally@vhb.com
704.594.8993

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No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	7/2/2025
C2.00	Demolition Plan	7/2/2025
C3.00	Layout and Materials Plan	7/2/2025
C3.01	Fire Truck Maneuvering Plan	7/2/2025
C4.00	Grading and Drainage Plan	7/2/2025
C5.00	Utility Plan	7/2/2025
C6.00	Erosion Control Plan - Phase 1	7/2/2025
C6.01	Erosion Control Plan - Phase 2	7/2/2025
C7.00-7.04	Site Details	7/2/2025
L1.00	Landscape Plans	6/23/2025
L1.01	Landscape Details	6/23/2025

Reference Drawings

No.	Drawing Title	Latest Issue
	ALTA/NSPS Land Title Survey	May 5, 2025

PROJECT INFORMATION

PIN#: 07090008
ZONING: CZ-GBD w/ SRAC OVERLAY
TOWN: INDIAN TRAIL
COUNTY: UNION COUNTY
PARCEL SIZE: 0.77 AC (33,622 SF)
DISTURBED AREA: 0.91 AC (39,495 SF)
ALLOWABLE BUA FOR DRIVEWAY AND SITE: 27,443 SF
PROPOSED BUA: 24,584 SF
EXISTING PARKING: 0 SPACES (0 ADA)
REQUIRED PARKING: 16 SPACES; 4 SPACES PER 1,000 SF
PROPOSED PARKING: 24 SPACES (2 ADA)
REQUIRED BICYCLE PARKING: 1 SPACE PER 25 PARKING SPACES
PROPOSED BICYCLE PARKING: 2 SPACES
EXISTING USE: VACANT
PROPOSED USE: BANK
BUILDING HEIGHT: 1- STORY (21'-8")
BUILDING FLOOR AREA: 3,342 SF



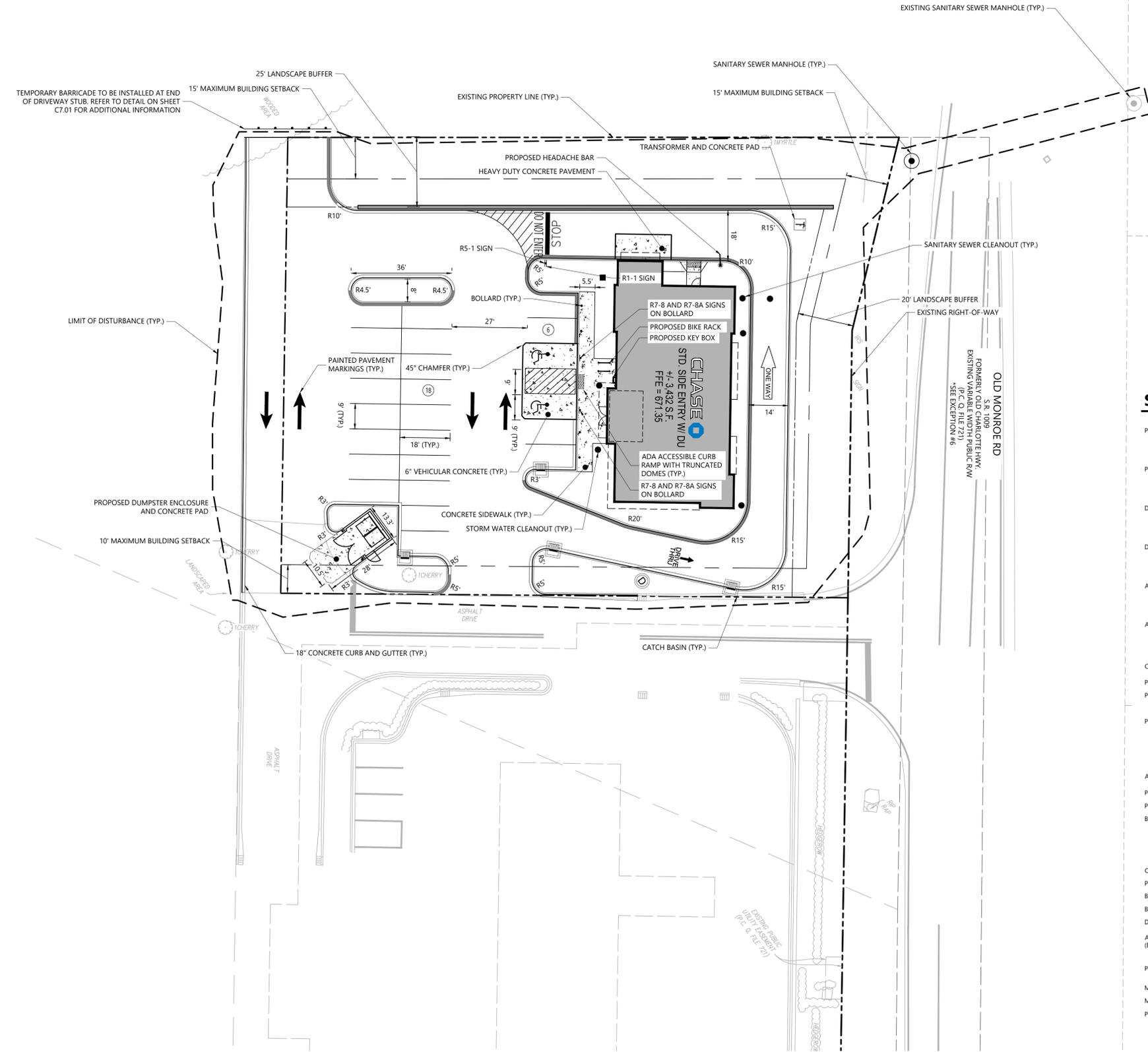
VHB Engineering NC, PC
121 West Trade Street
Suite 1030
Charlotte, NC 28202
704.594.8980
CORP. # C-3705

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R7-8	12"	18"	RESERVED PARKING
R7-8aP	12"	6"	VAN ACCESSIBLE

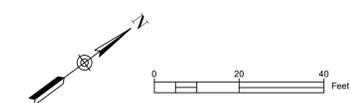
LEGEND:

- PROPERTY LINE
- - - - - LIMIT OF DISTURBANCE
- ▨ CONCRETE PAVING
- ▩ CONCRETE GUTTER
- SIGN
- STORMWATER CLEANOUT
- CATCH BASIN
- SANITARY CLEANOUT
- ⊙ SANITARY MANHOLE



Site Data

PROPERTY OWNER:	HARRIS TEETER PROPERTIES, LLC 701 CRESTDALE ROAD MATTHEWS, NC 28105
PROPERTY OWNER CONTACT:	GARRETT W. MARAVETZ gmaravetz@harristeeter.com 703.606.5519
DEVELOPER:	PAPPAS PROPERTIES, LLC 4777 SHARON ROAD, SUITE 550 CHARLOTTE, NC 28210
DEVELOPER CONTACT:	SHEL ROBINSON srobinson@pappasproperties.com 704.716.3900
APPLICANT:	VANESSE HANGEN BRUSTLIN, INC 121 WEST TRADE STREET, SUITE 1030 CHARLOTTE, NC 28202
APPLICANT CONTACT:	BRANDON SHREVES bshreves@vhb.com 919.334.5605
CURRENT ZONING:	CZ-GBD WITH SRAC OVERLAY
PROPOSED ZONING:	CZ-GBD WITH SRAC OVERLAY
PLANNING JURISDICTION CONTACT:	BRANDI DEESE bcd@indiantrail.org
PLANNING JURISDICTION:	INDIAN TRAIL 315 MATTHEWS-INDIAN TRAIL ROAD INDIAN TRAIL, NC 28079 704.821.5401
ADDRESS:	6524 OLD MONROE ROAD, INDIAN TRAIL, NC 28079
PROPERTY SIZE:	0.77 ACRES
PIN:	07090008
BUILDING SETBACKS:	FRONT: 15' IF PARKING IS BEHIND BUILDING REAR: 0' SIDE: 15'; 10' IF NOT ABUTTING RESIDENTIAL
CURRENT USE:	VACANT
PROPOSED USE:	BANK
BUILDING SQ. FOOTAGE:	3,432 SF
BUILDING HEIGHT:	1-STORY
DISTURBED AREA:	39,495 SF
ALLOWABLE BUA (EXCLUDING 25' STREETScape BUFFER):	27,443 SF
PROPOSED BUA:	22,167 SF (WITHIN PROPERTY LIMITS) + 2,417 SF (DRIVEWAY OUTSIDE PROPERTY LIMITS) = 24,584 SF
MINIMUM REQUIRED PARKING DIMENSIONS:	9' (W) X 18' (L)
MINIMUM REQUIRED PARKING COUNT:	16 SPACES
PROPOSED PARKING COUNT:	25 SPACES



Chase Bank at Sun Valley
6524 Old Monroe Road
Indian Trail, NC 28079

No.	Revision	Date	App'd.

Designed by **TM** Checked by **BS**
Issued for **Review** Date **July 02, 2025**

Layout and Material Plan

Drawing Number

C-3.00

Sheet **4** of **16**

Project Number **39805.00**