



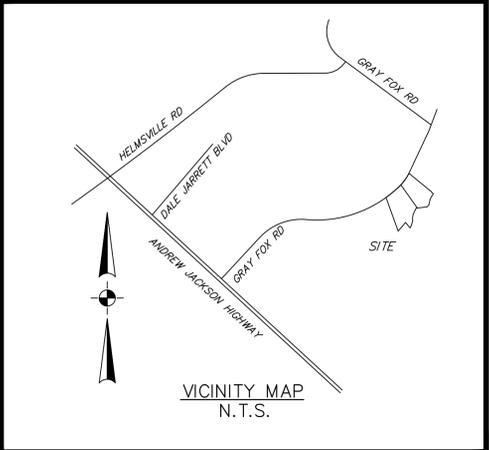
Summey Engineering Associates, PLLC  
Engineering - Consulting - Surveying

By:	
Description:	
Date:	
No.:	

**SITE AND UTILITY**  
**REPUBLIC REFRIGERATION**  
2808 GRAY FOX ROAD  
VANCE TOWNSHIP - UNION COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	OCT 2025
Drawn By:	SIS
Checked By:	SEA
Job No.:	E-10454

Sheet No. **C-3**

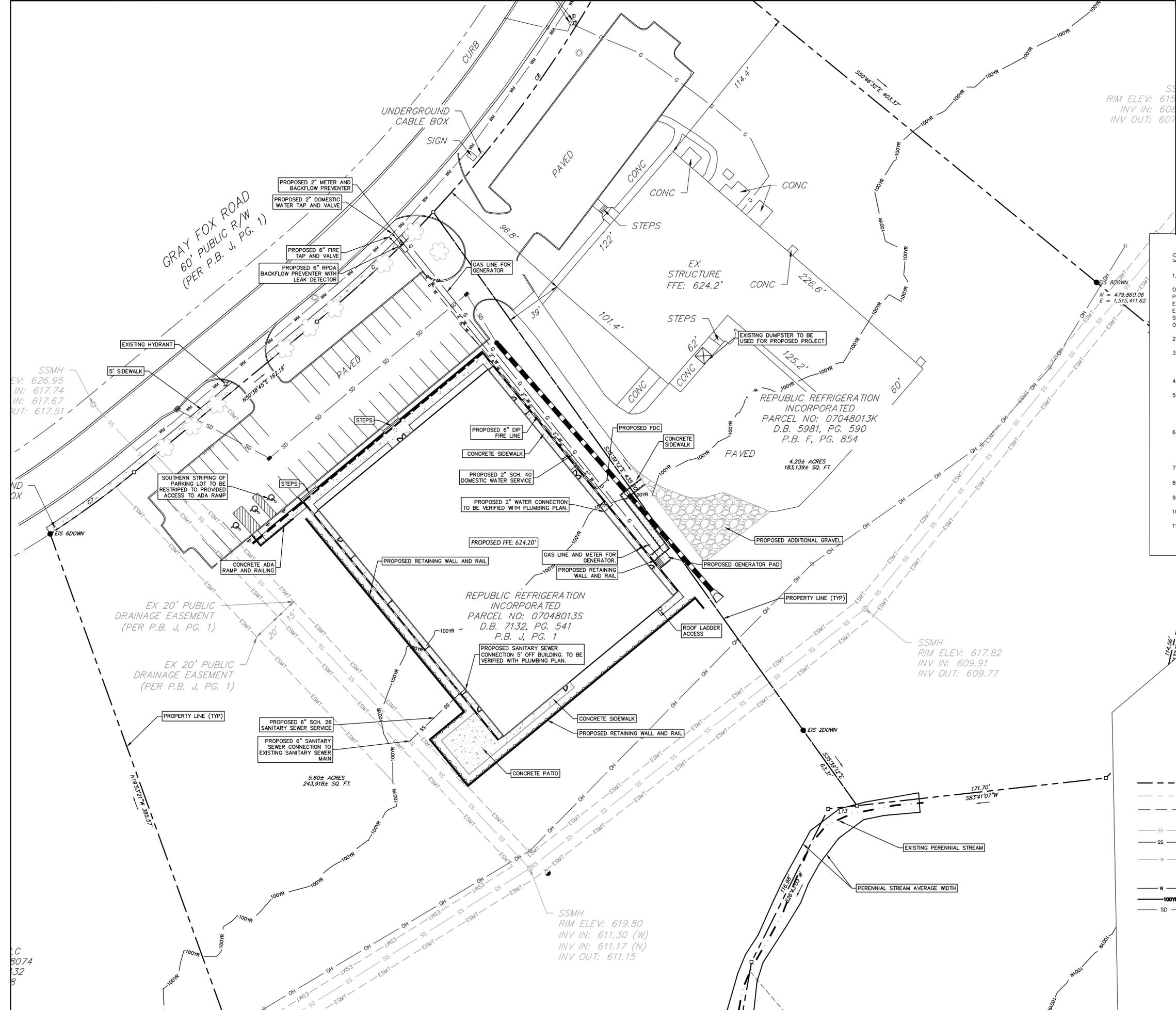


**SITE NOTES:**

- PROPERTY INFORMATION  
OWNERS: REPUBLIC REFRIGERATION INC.  
PIN NUMBERS: 07048013S  
EXISTING ZONING: L-1  
EXISTING LAND USE: VACANT  
SITE ADDRESS: 2810 GRAY FOX ROAD, MONROE, NC 28110  
OWNER ADDRESSES: 2810 GRAY FOX ROAD, MONROE, NC 28110
- THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF INDIAN TRAIL.
- PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY SUMMEY ENGINEERING ASSOCIATES, PLLC.
- PROPOSED USE: INDUSTRIAL
- PARKING REQUIRED: LIGHT INDUSTRIAL - 2 SPACES PER 1,000 SQUARE FEET OF FLOOR AREA  
REQUIRED: 31 SPACES (2 HC SPACES)  
PROVIDED: 48 SPACES (3 HC SPACES INCLUDED, \*1 VAN HC)
- SETBACKS:  
FRONT= 50 FT  
SIDE= 20 FT  
REAR= 60 FT
- DISTURBED AREA: 54,671 SF (1.26 ACRES)
- MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
- OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
- CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
- WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

**DRAWING LEGEND**

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	SETBACK LINES
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE
	100 YEAR FLOOD PLAIN
	EXISTING STORM PIPE



SSMH  
RIM ELEV: 615  
INV IN: 608  
INV OUT: 607

SSMH  
RIM ELEV: 617.82  
INV IN: 609.91  
INV OUT: 609.77

SSMH  
RIM ELEV: 619.80  
INV IN: 611.30 (W)  
INV IN: 611.17 (N)  
INV OUT: 611.15

SSMH  
EV: 626.95  
IN: 617.74  
IN: 617.67  
OUT: 617.51

LC  
8074  
132  
8

PRELIMINARY PLANS NOT FOR CONSTRUCTION