

# CHESTNUT LANE SENIOR LIVING

## TOWN OF INDIAN TRAIL, NORTH CAROLINA



VICINITY MAP  
N.T.S.

**GENERAL NOTES:**

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP, P.C. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD (ENGINEER) IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS. "THE ISAACS GROUP" AND "THE ENGINEER OF RECORD" SHALL DEFINE THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.
- THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN AND THE UTILITIES SHOWN ON THIS PLAN MAY NOT BE IN THE EXACT LOCATIONS AS SHOWN. THE ISAACS GROUP, P.C. ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES THAT MAY BE WITHIN THE PROJECT AREA. THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE ISAACS GROUP, P.C. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
- PROPOSED EXTERIOR ELEVATIONS ALONG BUILDING AND RETAINING WALLS ARE BASED UPON THE SITE GRADING AND DRAINAGE CONSTRAINTS IDENTIFIED BY THE ENGINEER. THE OWNER / DEVELOPER / PROJECT MANAGER IS RESPONSIBLE FOR ENSURING THE ARCHITECT AND STRUCTURAL ENGINEER ARE PROPERLY COORDINATING THE BUILDING EXTERIOR WALL AND RETAINING WALL ELEVATIONS BASED UPON THESE CIVIL DRAWINGS. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- PROPOSED DUMPSTER ENCLOSURES SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY. ALL FINAL STRUCTURAL AND ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR DUMPSTER ENCLOSURES SHALL BE PROVIDED BY OTHERS. THE OWNER / DEVELOPER / PROJECT MANAGER IS RESPONSIBLE FOR ENSURING THE FINAL DUMPSTER ENCLOSURE DETAILS FOR CONSTRUCTION ARE COORDINATED BETWEEN ALL DISCIPLINES. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- PROPOSED LOCATIONS AND SIZES OF UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE BASED UPON DESIGN CONSTRAINTS IDENTIFIED BY THE ENGINEER AND SHOULD BE VERIFIED BY THE CONTRACTOR TO ENSURE CONSISTENCY WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS TO ENSURE PROPER COORDINATION AND PLAN CONSISTENCY. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.

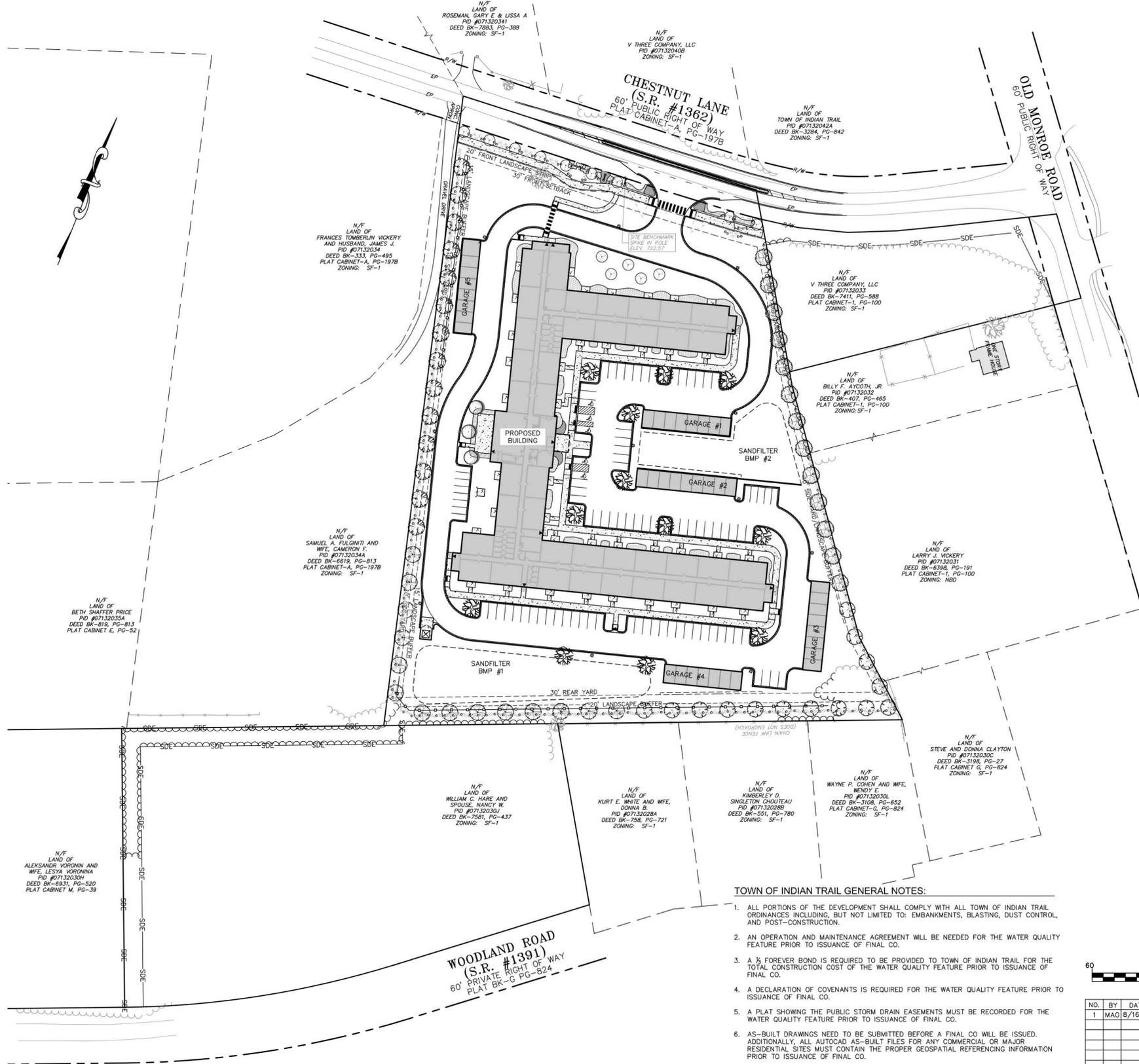
**CONTACT INFORMATION:**

**ENGINEER/SURVEYOR:** THE ISAACS GROUP, P.C.  
8720 RED OAK BLVD., SUITE 420  
CHARLOTTE, NC 28217  
PH: 704-527-3440  
FAX: 704-527-8335  
POC: ALEX QUESENBERRY, P.E.  
EMAIL: AQUESENBERY@ISAACSGRP.COM

**DEVELOPER:** CLOVER GROUP  
348 HARRIS HILL ROAD  
WILLIAMSVILLE, NY 14221  
PH: 704-777-7165  
POC: CHRIS CLIFTON, SE DIRECTOR OF DEVELOPMENT  
EMAIL: CLIFTON@CLOVERGROUPINC.COM

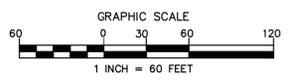
**ARCHITECT:** MUSSACHIO ARCHITECTS  
30 NORTH FOREST ROAD  
WILLIAMSVILLE, NY 14221  
PH: 716-631-9949

**PROPERTY OWNER:** WILLIAM J. PRESSLY  
231 SUMMERMORE DRIVE  
CHARLOTTE, NC 28270



**TOWN OF INDIAN TRAIL GENERAL NOTES:**

- ALL PORTIONS OF THE DEVELOPMENT SHALL COMPLY WITH ALL TOWN OF INDIAN TRAIL ORDINANCES INCLUDING, BUT NOT LIMITED TO: EMBANKMENTS, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION.
- AN OPERATION AND MAINTENANCE AGREEMENT WILL BE NEEDED FOR THE WATER QUALITY FEATURE PRIOR TO ISSUANCE OF FINAL CO.
- A 1/2 FOREVER BOND IS REQUIRED TO BE PROVIDED TO TOWN OF INDIAN TRAIL FOR THE TOTAL CONSTRUCTION COST OF THE WATER QUALITY FEATURE PRIOR TO ISSUANCE OF FINAL CO.
- A DECLARATION OF COVENANTS IS REQUIRED FOR THE WATER QUALITY FEATURE PRIOR TO ISSUANCE OF FINAL CO.
- A PLAT SHOWING THE PUBLIC STORM DRAIN EASEMENTS MUST BE RECORDED FOR THE WATER QUALITY FEATURE PRIOR TO ISSUANCE OF FINAL CO.
- AS-BUILT DRAWINGS NEED TO BE SUBMITTED BEFORE A FINAL CO WILL BE ISSUED. ADDITIONALLY, ALL AUTOCAD AS-BUILT FILES FOR ANY COMMERCIAL OR MAJOR RESIDENTIAL SITES MUST CONTAIN THE PROPER GEOSPATIAL REFERENCING INFORMATION PRIOR TO ISSUANCE OF FINAL CO.



NO.	BY	DATE	REVISION
1	MAO	8/16/21	PER REVIEW COMMENTS

**SITE AND DEVELOPMENT DATA**

**ADDRESS:** 135 CHESTNUT LANE  
INDIAN TRAIL, NC 28079

**JURISDICTION:** INDIAN TRAIL  
**COUNTY:** UNION COUNTY  
**TAX PARCELS:** 07132036, 07132036F  
**TOTAL ACREAGE:** 6.04± ACRES TOTAL (GROSS SITE AREA)  
5.81± ACRES (NET SITE AREA, EXCLUDING CHESTNUT LANE R/W)  
0.23 AC. IN CHESTNUT LANE R/W

**EXISTING ZONING:** SF-1  
**EXISTING USE:** SINGLE FAMILY HOME  
**PROPOSED ZONING:** MFR-CZ  
**PROPOSED USE:** MULTIFAMILY SENIOR LIVING  
**MAX. NUMBER OF UNITS:** 122 UNITS  
(12 - 1 BEDROOM UNITS)  
(99 - 2 BEDROOM UNITS)  
(11 - 3 BEDROOM UNITS)

**PROPOSED DENSITY:** 20.20 UNITS/ACRE (GROSS SITE AREA)  
21.00 UNITS/ACRE (NET SITE AREA)

**MAX. NUMBER OF FLOORS:** 3-STORIES  
**MAX. BUILDING HEIGHT:** 40-FT  
**TOTAL BUILDING FLOOR AREA:** 127,791 S.F.  
(1ST FLOOR: 43,097 S.F.)  
(2ND FLOOR: 42,347 S.F.)  
(3RD FLOOR: 42,347 S.F.)

**WATERSHED:** CROOKED CREEK (EAST SIDE)  
EAST FORK TWELVEMILE CREEK (WEST SIDE)

**PROP. DISTURBED AREA:** 7.24 ACRES  
**PROP. IMPERVIOUS AREA:** 138,190 SQ.FT. (3.17 ACRES)

**YARD AND SETBACK REQUIREMENTS (UDO 510.040):**

**MINIMUM FRONT SETBACK:** 30-FT (THOROUGHFARES)  
**MINIMUM REAR SETBACK:** 30-FT  
**MINIMUM SIDE SETBACK:** 10-FT  
**ACCESSORY STRUCTURES:** ADDITIONAL 1' SETBACK REQUIRED FOR EACH 1' IN HEIGHT ABOVE 12' FOR ALL ACCESSORY STRUCTURES

**PARKING REQUIREMENTS:**

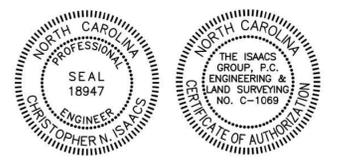
**PARKING PROVIDED:** TOTAL PARKING STALLS = 135 STALLS  
REGULAR PARKING STALLS = 73 STALLS  
VISITOR PARKING STALLS = 4 STALLS  
COMPACTING PARKING STALLS = 13 STALLS (10%)  
GARAGE PARKING STALLS = 40 STALLS  
ADA PARKING STALLS = 5 STALLS

**PARKING RATIO PROVIDED:** 135 STALLS / 122 UNITS = 1.11 STALLS/UNIT

NO BICYCLE PARKING REQUIRED FOR RESIDENTIAL USES PER ORDINANCE CODE SECTION 1030.010

**SHEET INDEX:**

- C0.0 COVER SHEET
- C0.1 NOTES
- C0.2 EXISTING CONDITIONS & DEMOLITION PLAN
- C1.0 SITE PLAN
- C1.1 LANDSCAPE PLAN
- C2.0 ROAD IMPROVEMENT PLAN
- C2.1 ROAD IMPROVEMENT SECTIONS
- C2.3 ROAD IMPROVEMENT DETAILS
- C3.0 GRADING AND DRAINAGE PLAN
- C3.1 STORM DRAIN PROFILES
- C3.2 STORM DRAIN PROFILES
- C3.3 BMP #1 ENLARGED PLAN & DETAILS
- C3.4 BMP #2 ENLARGED PLAN & DETAILS
- C3.5 BMP DETAILS
- C3.6 PRE/POST DEVELOPED D.A. MAPS
- C3.7 STORM DRAIN D.A. MAP
- C3.8 OFFSITE GRADING & STORM EASEMENTS
- C4.0 EROSION CONTROL PLAN PHASE 1
- C4.1 EROSION CONTROL PLAN PHASE 2
- C5.0-C5.8 DETAILS AND SPECIFICATIONS
- U1.0 UTILITY COVER SHEET
- U2.0 UTILITY PLAN
- U3.0 UTILITY PROFILES
- U4.0-U4.1 UTILITY DETAILS



Digitally signed by Christopher N. Isaacs, P.E.  
Date: 2021.08.25  
08:36:49-04'00'

Project: CLOVER GROUP  
CHESTNUT LANE SENIOR LIVING  
INDIAN TRAIL, NORTH CAROLINA

Title: COVER SHEET

File #: 20133-PLANS.DWG Date: 5/5/2021 Project Egr: CNI  
Design By: ARO  
Drawn By: ARO  
Scale: 1" = 60'

8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
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**ISAACS GROUP**  
CIVIL ENGINEERING DESIGN AND SURVEYING

**C0.0**