

GARMON STORAGE

COMMERCIAL

TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

02/15/2024

REVISION TO APPROVED PLANS #1

SHEET INDEX

Sheet Number	Sheet Title
C-0.00	COVER
C-1.00	GENERAL NOTES
C-1.01	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.00	EROSION CONTROL PLAN PHASE 1
C-2.01	EROSION CONTROL PLAN PHASE 2
C-2.02	EROSION CONTROL PLAN PHASE 3
C-2.03	EROSION CONTROL DETAILS
C-2.04	EROSION CONTROL DETAILS
C-2.05	EROSION CONTROL DETAILS
C-2.06	EROSION CONTROL DETAILS
C-2.07	EROSION CONTROL DETAILS
C-2.08	EROSION CONTROL DETAILS
C-2.09	EROSION CONTROL DETAILS
C-2.10	EROSION CONTROL DETAILS
C-3.00	OVERALL LAYOUT PLAN
C-3.01	DETAILED LAYOUT PLAN
C-3.02	DETAILED LAYOUT PLAN
C-3.03	OVERALL MATERIAL PLAN
C-3.04	DETAILED MATERIAL PLAN
C-3.05	DETAILED MATERIAL PLAN
C-3.06	LAYOUT DETAILS
C-3.07	LAYOUT DETAILS
C-3.08	LAYOUT DETAILS
C-3.09	TURNING MOVEMENTS
C-3.10	TURNING MOVEMENTS
C-4.00	ROADWAY PLAN AND PROFILE
C-5.00	OVERALL GRADING PLAN
C-5.01	DETAILED GRADING PLAN
C-5.02	DETAILED GRADING PLAN
C-6.00	OVERALL STORM PLAN
C-6.01	DETAILED STORM PLAN
C-6.02	DETAILED STORM PLAN
C-6.03	WETPOND PLAN
C-6.04	STORM DRAINAGE AREA PLAN
C-6.05	STORM DRAINAGE DETAILS
C-6.06	STORM DRAINAGE DETAILS
C-7.00	OVERALL UTILITY PLAN
C-7.01	DETAILED UTILITY PLAN
C-7.02	UTILITY DETAILS
C-7.03	UTILITY DETAILS
C-7.04	UTILITY DETAILS
C-8.00	REQUIRED PLANTING PLAN
C-8.01	DETAILED REQUIRED PLANTING PLAN
C-8.02	DETAILED REQUIRED PLANTING PLAN
C-8.03	BMP PLANTING PLAN
C-8.04	PLANTING DETAILS
C-8.05	PHOTOMETRIC PLAN
C-9.00	TRAFFIC CONTROL PLAN
C-9.01	TRAFFIC CONTROL PLAN
C-9.02	SIGNAGE AND STRIPPING PLAN
C-9.03	PLAN AND PROFILE
C-9.04	OFFSITE PLN DETAILS
C-9.05	OFFSITE CROSS SECTIONS
C-9.06	OFFSITE CROSS SECTIONS
C-9.07	OFFSITE CROSS SECTIONS
C-9.08	OFFSITE CROSS SECTIONS
C-9.09	OFFSITE CROSS SECTIONS
C-9.10	OFFSITE CROSS SECTIONS
C-9.11	OFFSITE CROSS SECTIONS
C-9.12	OFFSITE CROSS SECTIONS
C-9.13	OFFSITE CROSS SECTIONS
C-9.14	OFFSITE CROSS SECTIONS
C-9.15	OFFSITE CROSS SECTIONS
C-9.16	TURNING MOVEMENTS
C-9.17	TURNING MOVEMENTS
C-9.18	TURNING MOVEMENTS
C-9.19	OFFSITE SIGHT DISTANCE
C-9.20	OFFSITE SIGHT DISTANCE
C-9.21	OFFSITE DRAINAGE AREA
C-10.00	ARCH ELEVATIONS
C-10.01	ARCH ELEVATIONS
C-10.02	ARCH ELEVATIONS
C-10.03	ARCH ELEVATIONS
C-10.04	ARCH ELEVATIONS

VICINITY MAP



DEVELOPMENT SUMMARY

PARCEL ID:	07114009
TOTAL ACREAGE:	±11.6 ACRES
DEDICATED ROW:	±1.5 ACRES
RESIDUAL ACREAGE:	±10.1 ACRES
IMPERVIOUS AREA:	±5.3 ACRES
LAND DISTURBANCE/LIMITS OF CONSTRUCTION:	±11.4 ACRES
JURISDICTION:	INDIAN TRAIL, NC
EXISTING ZONING:	CZ-LI
PROPOSED USE:	WAREHOUSE: ± 50,282 SF OFFICE: ± 9,067 SF STORAGE: ± 77,865 SF

PROJECT TEAM

OWNER/DEVELOPER

GARMON ROAD VENTURES, LLC
5615 POTTER ROAD
MATTHEWS, NC 28104
704.821.8020
CONTACT NAME: DARREN SUTTON
EMAIL: DSUTTON@SUTTONCAPITALGROUP.COM

LANDSCAPE ARCHITECT

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: SHAUN TOOLEY
EMAIL: STOOLEY@LANDDESIGN.COM

CIVIL ENGINEER

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: FRANK MCMAHAN
EMAIL: FMCMAHAN@LANDDESIGN.COM



02/15/2024



02/15/2024

RTAP #1:

CHANGES INCLUDE REVISIONS TO THE LOCATIONS OF BUILDINGS AND WET POND, CORRESPONDING UPDATES TO GRADES, STORM DRAINAGE ADJUSTMENTS, PARKING LOT LAYOUT AND MATERIAL.

DEVELOPMENT SUMMARY

OWNER/DEVELOPER: GARMON ROAD VENTURES LLC
701.821.8020
5615 POTTER ROAD
MATHEWS, NC 28104

PARCEL ID #: 07114009
TOTAL ACREAGE: ± 11.6 ACRES
- ±1.5 ACRES (R/W DEDICATION)
± 10.1 ACRES

JURISDICTION: INDIAN TRAIL
ZONING: CZ-L1
CONDITIONAL ZONING CASE: WAREHOUSE: ± 50,282 SF
PROPOSED USE: OFFICE: ± 9,067 SF
STORAGE: ± 77,865 SF

SETBACKS AND BUFFERS
MIN. FRONT SETBACK: 50'
MIN. SIDE YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 50'
MAXIMUM BUILDING HEIGHT: 100'
BUFFER WIDTH: 50'
(ADJOINING SINGLE-FAMILY RESIDENTIAL)

PARKING REQUIRED
WAREHOUSE: ± 28 SPACES (1 SP/5,000 SF)
OFFICE: ± 15 SPACES (1 SP/1,000 SF)

TOTAL PARKING PROPOSED: 93 SPACES
ACCESSIBLE PARKING REQUIRED: 4 (1 VAN ACCESSIBLE REQUIRED)
ACCESSIBLE PARKING PROVIDED: 6 (6 VAN ACCESSIBLE PROVIDED)

BICYCLE PARKING REQUIRED: 4 (1 PER 25 PARKING SPACES)
BICYCLE PARKING PROVIDED: 6

BUILDING KEY
BUILDING 1:
WAREHOUSE: ±25,141 SF
PARKING PROPOSED: 21 SPACES

OFFICE: ±4,039 SF
PARKING PROPOSED: 15 SPACES

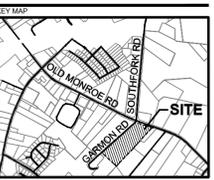
BUILDING 2:
WAREHOUSE: ±25,141 SF
PARKING PROPOSED: 21 SPACES

OFFICE: ±4,039 SF
PARKING PROPOSED: 15 SPACES

BUILDING 3:
STORAGE: ±77,865 SF
PARKING PROPOSED: 18 SPACES

OFFICE: ±989 SF
PARKING PROPOSED: 9 SPACES

TREE SAVE
TREE SAVE REQUIRED: 1.01 ACRES (10% OF NET ACREAGE)
TREE SAVE PROVIDED: 1.42 ACRES (14.06% OF NET ACREAGE)



PROJECT: GARMON STORAGE

GARMON STORAGE

GARMON ROAD VENTURES, LLC
1101 SOUTH BOULEVARD SUITE #106
CHARLOTTE, NC 28203

LANDDESIGN PROJ.# 1019119

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RTAP #1	02.15.2024

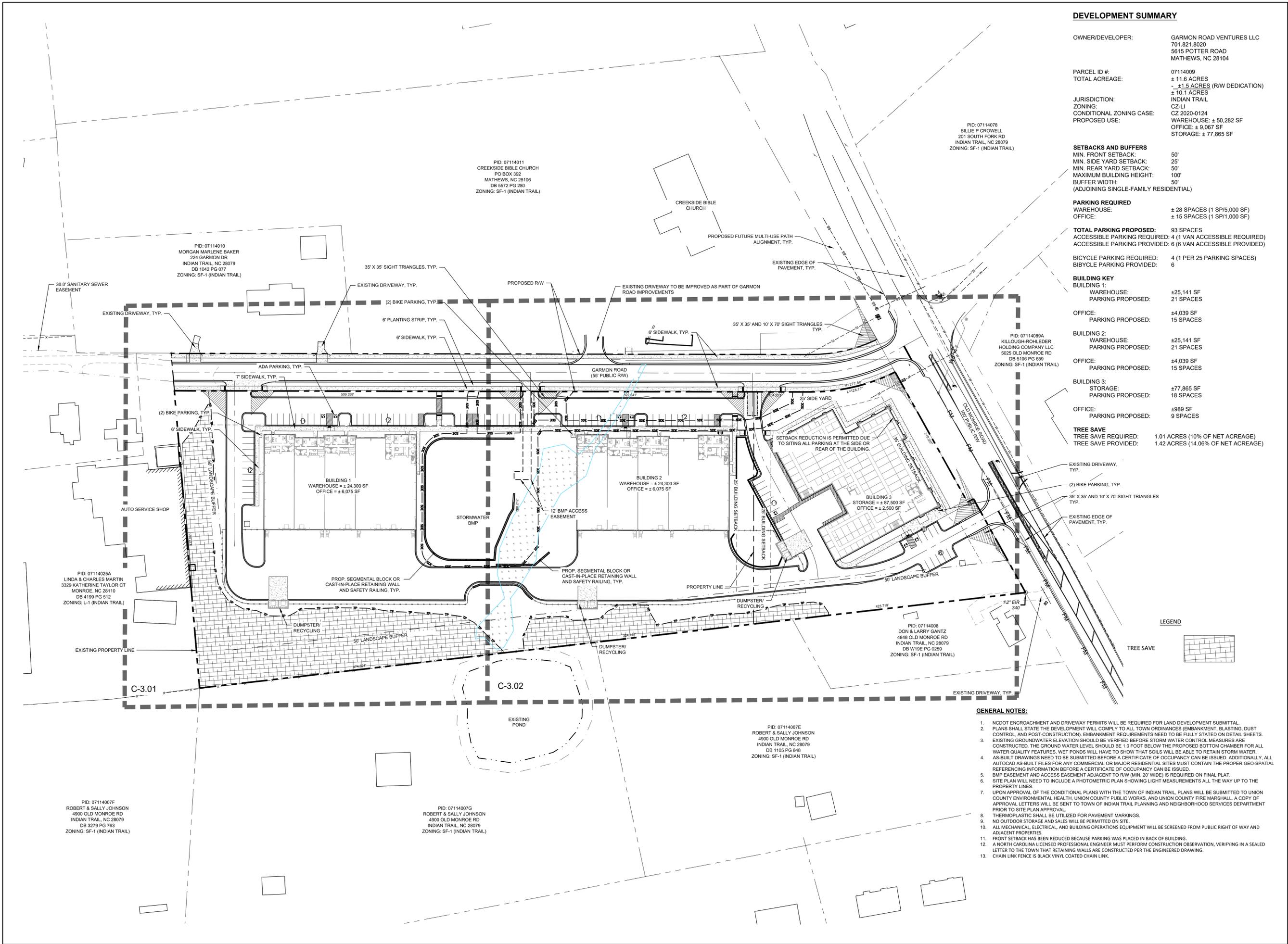
DESIGNED BY: MEK
DRAWN BY: JAL
CHECKED BY: LDI

SCALE: NORTH
VERT: N/A
HORZ: 1"=60'
0 30 60 120'

OVERALL LAYOUT PLAN

SHEET NUMBER

C-3.00



GENERAL NOTES:

1. NCDOT ENCROACHMENT AND DRIVEWAY PERMITS WILL BE REQUIRED FOR LAND DEVELOPMENT SUBMITTAL.
2. PLANS SHALL STATE THE DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION) EMBANKMENT REQUIREMENTS NEED TO BE FULLY STATED ON DETAIL SHEETS.
3. EXISTING GROUNDWATER ELEVATION SHOULD BE VERIFIED BEFORE STORM WATER CONTROL MEASURES ARE CONSTRUCTED. THE GROUND WATER LEVEL SHOULD BE 1.0 FOOT BELOW THE PROPOSED BOTTOM CHAMBER FOR ALL WATER QUALITY FEATURES. WET PONDS WILL HAVE TO SHOW THAT SOILS WILL BE ABLE TO RETAIN STORM WATER.
4. AS-BUILT DRAWINGS NEED TO BE SUBMITTED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED. ADDITIONALLY, ALL AUTOCAD AS-BUILT FILES FOR ANY COMMERCIAL OR MAJOR RESIDENTIAL SITES MUST CONTAIN THE PROPER GEO-SPATIAL REFERENCING INFORMATION BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
5. BMP EASEMENT AND ACCESS EASEMENT ADJACENT TO R/W (MIN. 20' WIDE) IS REQUIRED ON FINAL PLAT.
6. SITE PLAN WILL NEED TO INCLUDE A PHOTOMETRIC PLAN SHOWING LIGHT MEASUREMENTS ALL THE WAY UP TO THE PROPERTY LINES.
7. UPON APPROVAL OF THE CONDITIONAL PLANS WITH THE TOWN OF INDIAN TRAIL, PLANS WILL BE SUBMITTED TO UNION COUNTY ENVIRONMENTAL HEALTH, UNION COUNTY PUBLIC WORKS, AND UNION COUNTY FIRE MARSHALL. A COPY OF APPROVAL LETTERS WILL BE SENT TO TOWN OF INDIAN TRAIL PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT PRIOR TO SITE PLAN APPROVAL.
8. THERMOPLASTIC SHALL BE UTILIZED FOR PAVEMENT MARKINGS.
9. NO OUTDOOR STORAGE AND SALES WILL BE PERMITTED ON SITE.
10. ALL MECHANICAL, ELECTRICAL, AND BUILDING OPERATIONS EQUIPMENT WILL BE SCREENED FROM PUBLIC RIGHT OF WAY AND ADJACENT PROPERTIES.
11. FRONT SETBACK HAS BEEN REDUCED BECAUSE PARKING WAS PLACED IN BACK OF BUILDING.
12. A NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE TOWN THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERED DRAWING.
13. CHAIN LINK FENCE IS BLACK VINYL COATED CHAIN LINK.

