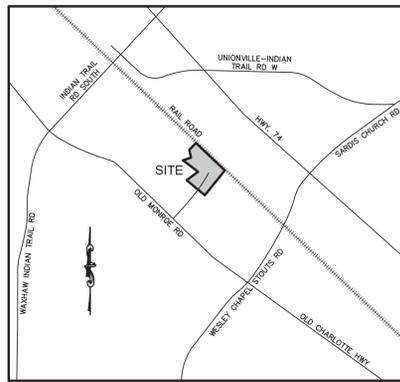


SELWYN INDIAN TRAIL

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 LAWRENCE ASSOCIATES, 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/PROJ. MANAGER:
THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., SUITE 420
CHARLOTTE, NC 28217
PH: 704-527-3440
FAX: 704-527-8335
POC: A. BRENT COWAN, P.E.
EMAIL: BCOWAN@ISAACSGRP.COM

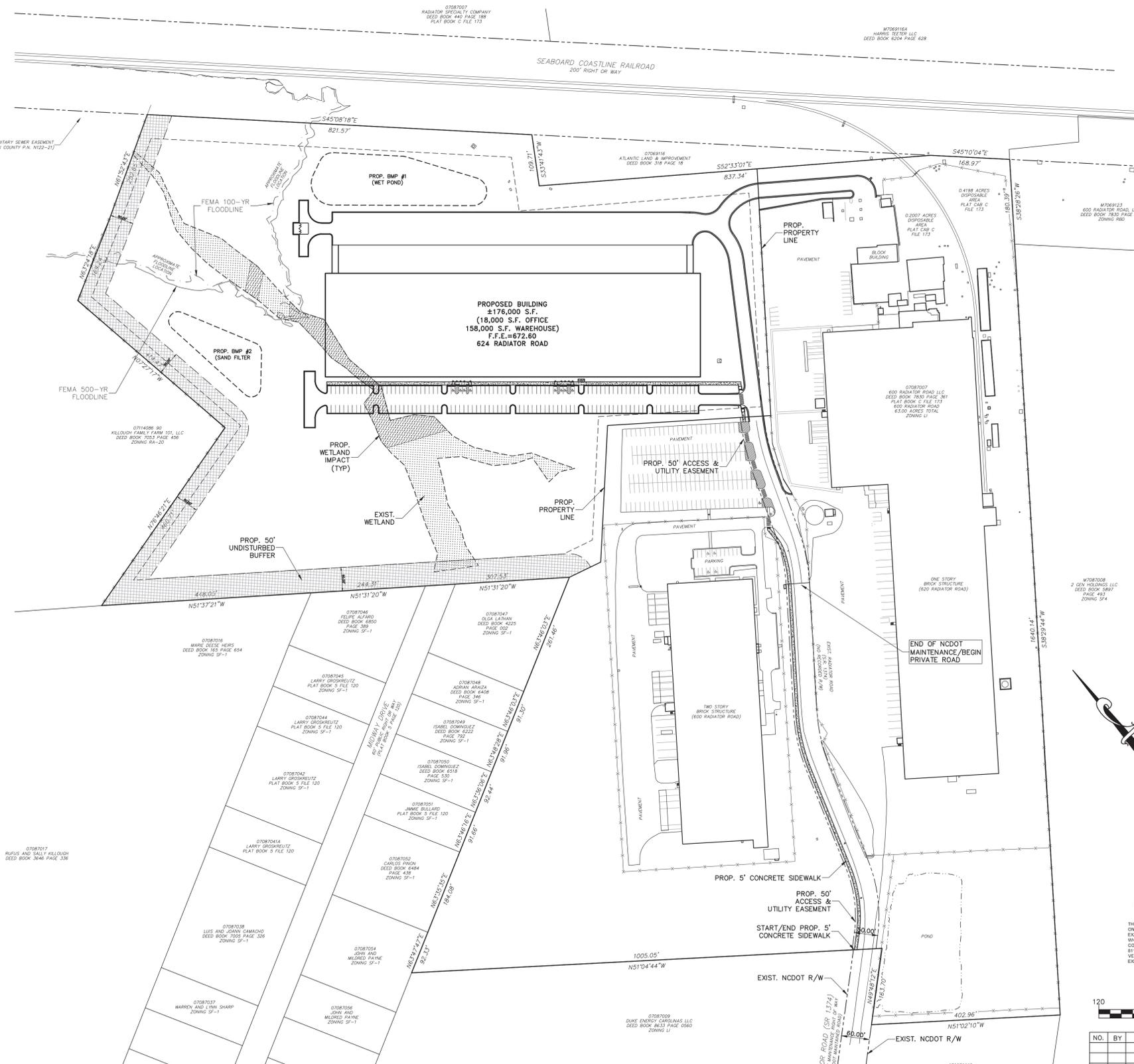
SURVEYOR:
LAWRENCE ASSOCIATES
115 N. CHURCH STREET
MONROE, NC 28112
PH: 704-289-1013
POC: WILLIAM LAWRENCE, PE, PLS
EMAIL: WILL@LAWRENCE SURVEYING.COM

DEVELOPER/OWNER:
600 RADIATOR ROAD LLC
605 LEXINGTON AVE., SUITE 100
CHARLOTTE, NC 28203
PH: 704-340-1304
POC: PAT PIERCE
EMAIL: PATRICK@SELWYNPROPERTYGROUP.COM

ARCHITECT:
MERRIMAN SCHMITT ARCHITECTS, INC.
605 LEXINGTON AVENUE, SUITE 300
CHARLOTTE, NC 28203
POC: STEVE SCHMITT
PHONE: 704-295-7743
MOBILE: 704-650-3575
EMAIL: SSSCHMITT@MSACHARLOTTE.COM

PLANNING JURISDICTION:
TOWN OF INDIAN TRAIL
315 MATTHEWS-INDIAN TRAIL ROAD
INDIAN TRAIL, NC 28079
PH: 704-821-5401
POC: TYLER HAYASKI
EMAIL: TAH@INDIANTRAIL.ORG

WETLAND IMPACT NOTE:
WETLAND IMPACTS ARE LIMITED TO THOSE AREAS SHOWN ON THESE PLANS. NO OTHER WETLAND IMPACTS OUTSIDE THESE AREAS WILL BE ALLOWED.



SITE AND DEVELOPMENT DATA

ADDRESS: 624 RADIATOR ROAD
INDIAN TRAIL, NC 28079

JURISDICTION: INDIAN TRAIL

COUNTY: UNION COUNTY

TAX PARCELS: 07087007

TOTAL ACREAGE: 26.01± ACRES TOTAL (SUBDIVIDED PARCEL)

EXISTING ZONING: L-1

EXISTING USE: VACANT

PROPOSED USE: OFFICE, WAREHOUSE AND FREIGHT MOVEMENT

NUMBER OF FLOORS: 1-STORIES

MAX. BUILDING HEIGHT: 45-FT

TOTAL BUILDING FLOOR AREA: OFFICE: 18,000 S.F. (10%)
WAREHOUSE 158,000 S.F. (90%)

WATERSHED: CROOKED CREEK

PROP. DISTURBED AREA: 789,307 SQ. FEET (18.12 ACRES)

EXIST. IMPERVIOUS AREA: 12,705 SQ. FEET (0.29 ACRES)

PROP. IMPERVIOUS AREA: 372,133 SQ. FEET (8.54 ACRES)

TOTAL IMPERVIOUS AREA: 372,133 SQ. FEET (8.54 ACRES)

TOTAL IMPERVIOUS AREA: 32.8 %

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
ALL LIGHTING SHALL BE IN ACCORDANCE WITH INDIAN TRAIL UDO.

YARD AND SETBACK REQUIREMENTS (UDO 540.030):

MINIMUM FRONT SETBACK: 50-FT
MINIMUM REAR SETBACK: 50-FT
MINIMUM SIDE SETBACK: 20-FT (ADJACENT TO NON-RESIDENTIAL)
MINIMUM SIDE SETBACK: 25-FT (ADJACENT TO RESIDENTIAL)

ACCESSORY STRUCTURES: ADDITIONAL 1' SETBACK REQUIRED FOR EACH 1' IN HEIGHT ABOVE 12' FOR ALL ACCESSORY STRUCTURES

PARKING REQUIREMENTS:

PARKING REQUIRED:

A) 1 SPACE PER EMPLOYEE ON THE BUSIEST SHIFT BUT NOT LESS THAN
B) 1 PARKING SPACE PER 5,000 SQUARE FEET OF AREA DEVOTED TO WAREHOUSING OR STORAGE USE

PARKING PROVIDED:

A) 18,000 SF OFFICE / 200 SF PER PERSON = 90 SPACES REQ'D
B) 176,000 / 5,000 = 35 SPACES REQ'D

PARKING PROVIDED:

TOTAL PARKING STALLS = 162 STALLS
REGULAR PARKING STALLS = 156 STALLS
ADA PARKING STALLS = 4 STALLS
ADA VAN PARKING STALLS = 2 STALLS

BICYCLE PARKING REQUIRED (1 PER 25 PARKING SPACES): 162 / 25 = 7
BICYCLE PARKING PROVIDED: 2

SHEET INDEX:

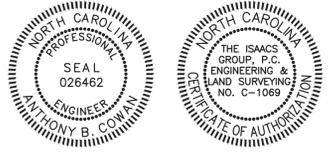
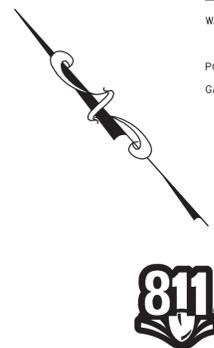
- C0.0 COVER SHEET
- C0.1 NOTES
- C0.2 EXISTING CONDITIONS & DEMOLITION PLAN
- C0.3 EXISTING CONDITIONS & DEMOLITION PLAN
- C1.0 SITE PLAN
- C1.1 SITE PLAN
- C1.2 LANDSCAPE PLAN
- C3.0 OVERALL GRADING PLAN
- C3.1 GRADING PLAN
- C3.2 GRADING PLAN
- C3.3 BMP #1 PLAN
- C3.4 BMP #2 PLAN
- C3.5 BMP DETAILS
- C3.6 BMP #1 PLANTING PLAN
- C3.7 PRE DEVELOPED D.A. MAP
- C3.8 POST DEVELOPED D.A. MAP
- C3.9 STORM DRAINAGE AREA MAP
- C3.10 STORM DRAINAGE PROFILES
- C3.11 STORM DRAINAGE PROFILES
- C4.0 EROSION CONTROL PLAN PHASE 1
- C4.1 EROSION CONTROL PLAN PHASE 2
- C4.2 EROSION CONTROL PLAN PHASE 3
- C4.3 SIDEWALK EXTENSION SITE & EROSION CONTROL PLAN
- C5.0-C5.7 DETAILS AND SPECIFICATIONS
- U1.0 UTILITY COVER SHEET
- U2.0 UTILITY PLAN
- U2.1 UTILITY PLAN
- U2.2 ISO FIRE FLOW CALCULATIONS
- U3.0 UTILITY PROFILES
- U3.1 UTILITY PROFILES
- U4.0-U4.1 UTILITY DETAILS

UTILITY PROVIDERS:

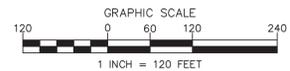
WATER/SEWER: UNION COUNTY WATER
CRYSTAL PANCO
PH: 704-296-4239

POWER: DUKE ENERGY

GAS: PIEDMONT NATURAL GAS



Digitally signed by Anthony B. Cowan, P.E.
Date: 2025.06.05
17:03:25-04'00"



NO.	BY	DATE	REVISION

Project: **SELWYN INDIAN TRAIL**
624 RADIATOR ROAD, INDIAN TRAIL, NORTH CAROLINA

Title: **COVER SHEET**

File #: 2007-5-010.dwg Date: 4/7/25 Project Egr: ABC
 Drawn By: ABC
 Scale: 1"=120'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C0.0