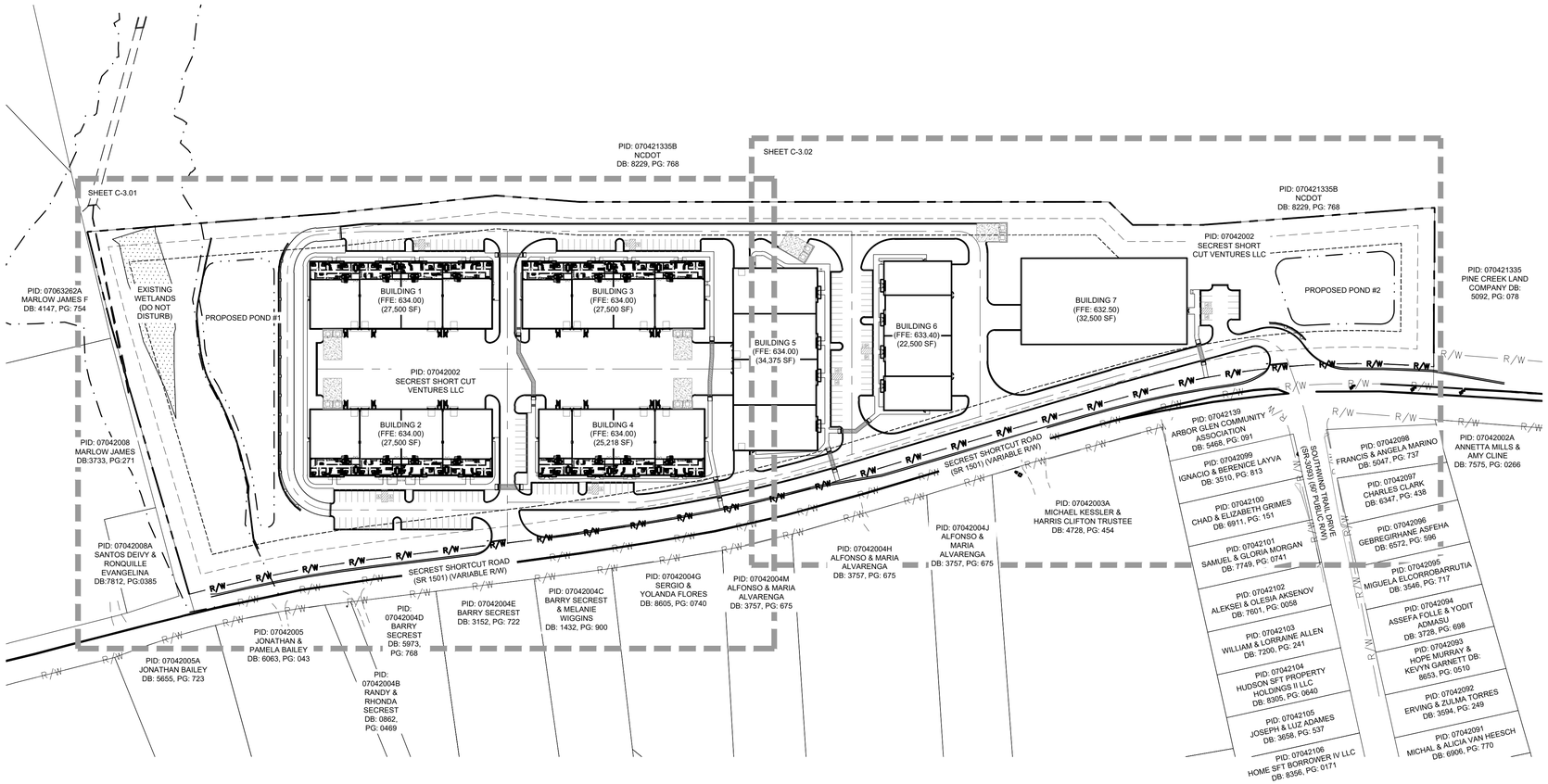

DEVELOPMENT SUMMARY

OWNER/DEVELOPER: SECREST SHORTCUT VENTURES LLC
5615 POTTER ROAD
MATHEWS, NC 28104
704-226-2588
DARREN SUTTON
DSUTTON@SUTTONCAPITALGROUP.COM

PARCEL ID #: 07042002
TOTAL ACREAGE: ± 18.70 ACRES
JURISDICTION: INDIAN TRAIL
ZONING: LI
PROPOSED USE: WAREHOUSE: ± 98,213 SF
OFFICE: ± 68,990 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: ± 20 SPACES (1 SP/5,000 SF)
OFFICE: ± 69 SPACES (1 SP/1,000 SF)

TOTAL PARKING PROPOSED: 170 SPACES
ACCESSIBLE PARKING REQUIRED: 6 (1 VAN ACCESSIBLE REQUIRED)
ACCESSIBLE PARKING PROVIDED: 14 (7 VAN ACCESSIBLE PROVIDED)

BICYCLE PARKING REQUIRED: 7 (1 PER 25 PARKING SPACES)
BIBYCLE PARKING PROVIDED: 8

BUILDING KEY
BUILDING 1:
WAREHOUSE: ±20,187 SF
OFFICE: ±7,313 SF
PARKING PROPOSED: 23 SPACES

BUILDING 2:
WAREHOUSE: ±20,219 SF
OFFICE : ±7,281 SF
PARKING PROPOSED: 48 SPACES

BUILDING 3:
WAREHOUSE: ±20,187 SF
OFFICE: ±7,313 SF
PARKING PROPOSED: 25 SPACES

BUILDING 4:
WAREHOUSE: ±18,650 SF
OFFICE: ±6,568 SF
PARKING PROPOSED: 19 SPACES

BUILDING 5:
WAREHOUSE: ±26,875 SF
OFFICE: ±7,500 SF
PARKING PROPOSED: 21 SPACES

BUILDING 6:
OFFICE: ±22,500 SF
PARKING PROPOSED: 29 SPACES

BUILDING 7:
OFFICE: ±32,500 SF
PARKING PROPOSED: 17 SPACES

TREE SAVE
TREE SAVE REQUIRED: 1.87 ACRES (10% OF NET ACREAGE)
TREE SAVE PROVIDED: 1.87 ACRES (10% OF NET ACREAGE)

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.

LAYOUT NOTES:

1. AT TIME OF STAKING, CONTRACTOR TO CONTACT ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
2. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
3. ALL ROADWAY / PARKING LOT DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL SIDEWALK DIMENSIONS ARE TO THE EDGE OF SIDEWALK, BACK OF CURB AND BUILDING UNLESS OTHERWISE NOTED.
5. ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE ENGINEER.
7. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
8. ALL CONSTRUCTION SHALL COMPLY WITH CURRENT INDIAN TRAIL LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
9. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY.
10. ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
11. THIS PROJECT TO ADHERE TO CURRENT INDIAN TRAIL ZONING ORDINANCE, UNLESS OTHERWISE STATED IN THE APPROVED REZONING DOCUMENTS.
12. ALL AREAS DELINEATED AS TREE SAVE OR NATURAL AREAS LESS THAN 30 FEET IN WIDTH SHALL BE STAKED IN THE FIELD AND VERIFIED BY THE LANDSCAPE ARCHITECT.
13. REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION. ALL UTILITIES SHALL BE PLACED BELOW GROUND.
14. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
15. REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.
16. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

RETAINING WALL NOTES:

1. RETAINING WALL TO BE SEGMENTAL OR CAST IN PLACE. RETAINING WALL TO BE STRUCTURALLY DESIGNED BY A STRUCTURAL LICENSED PROFESSIONAL ENGINEER.
2. RETAINING WALL TO HAVE PROPOSED HANDRAILS OR FENCING AT TOP OF WALL (SEE SITE PLAN).
3. CONTRACTOR TO SUBMIT STRUCTURAL SIGNED SHOP DRAWING OF EACH WALL FOR REVIEW PRIOR TO CONSTRUCTION.
4. DESIGN OF ALL RETAINING WALLS IS TO BE PER NORTH CAROLINA BUILDING CODE SECTION 1807.
5. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER, WILL BE SUBMITTED TO THE TOWN OF INDIAN TRAIL PRIOR TO CONSTRUCTION.
6. 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 ENGINIEERED DRAWINGS.

SITE LEGEND

- PROJECT SITE BOUNDARY
- PARCEL LINE
- 25' SETBACK LINE
- 50' SETBACK LINE
- BUILDING
- EXISTING WETLAND AREA
- PROPOSED FENCE
- ADA ACCESSIBLE PARKING SPOT
- PROPOSED WALL
- PROPOSED BIKE RACK
- PROPOSED WET POND
- R/W — EXISTING RIGHT OF WAY
- R/W — PROPOSED RIGHT OF WAY

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

SECREST SHORTCUT VENTURES LLC.

6912 SECREST SHORTCUT ROAD
INDIAN TRAIL, NC 28079

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-015 LandDesign. INC.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037773 FRANK J. MCMAHON

11/17/2023

PROJECT

NORTHGATE INDUSTRIAL

SECREST SHORTCUT VENTURES LLC

6912 SECREST SHORTCUT ROAD

INDIAN TRAIL, NC 28079

LANDDESIGN PROJ.# 1019174

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	11.17.2023

DESIGNED BY: DSR
DRAWN BY: DSR
CHECKED BY: FJM

SCALE
VERT: N/A
HORZ: 1" = 100'
0 50 100 200

NORTH

SHEET TITLE

OVERALL LAYOUT PLAN

SHEET NUMBER

C-3.00

ORIGINAL SHEET SIZE: 24" X 36"