

HERC RENTAL - INDIAN TRAIL

INDIAN TRAIL, NC (UNION COUNTY)

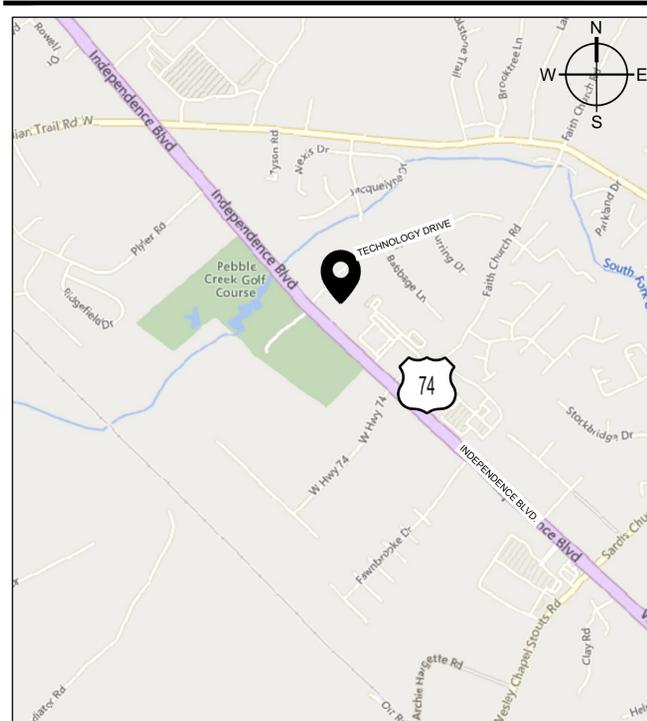
City Project ID# 000000-XXXXXXXX

PARCEL #: 07066748, 07066749, 07066750 & 07066751

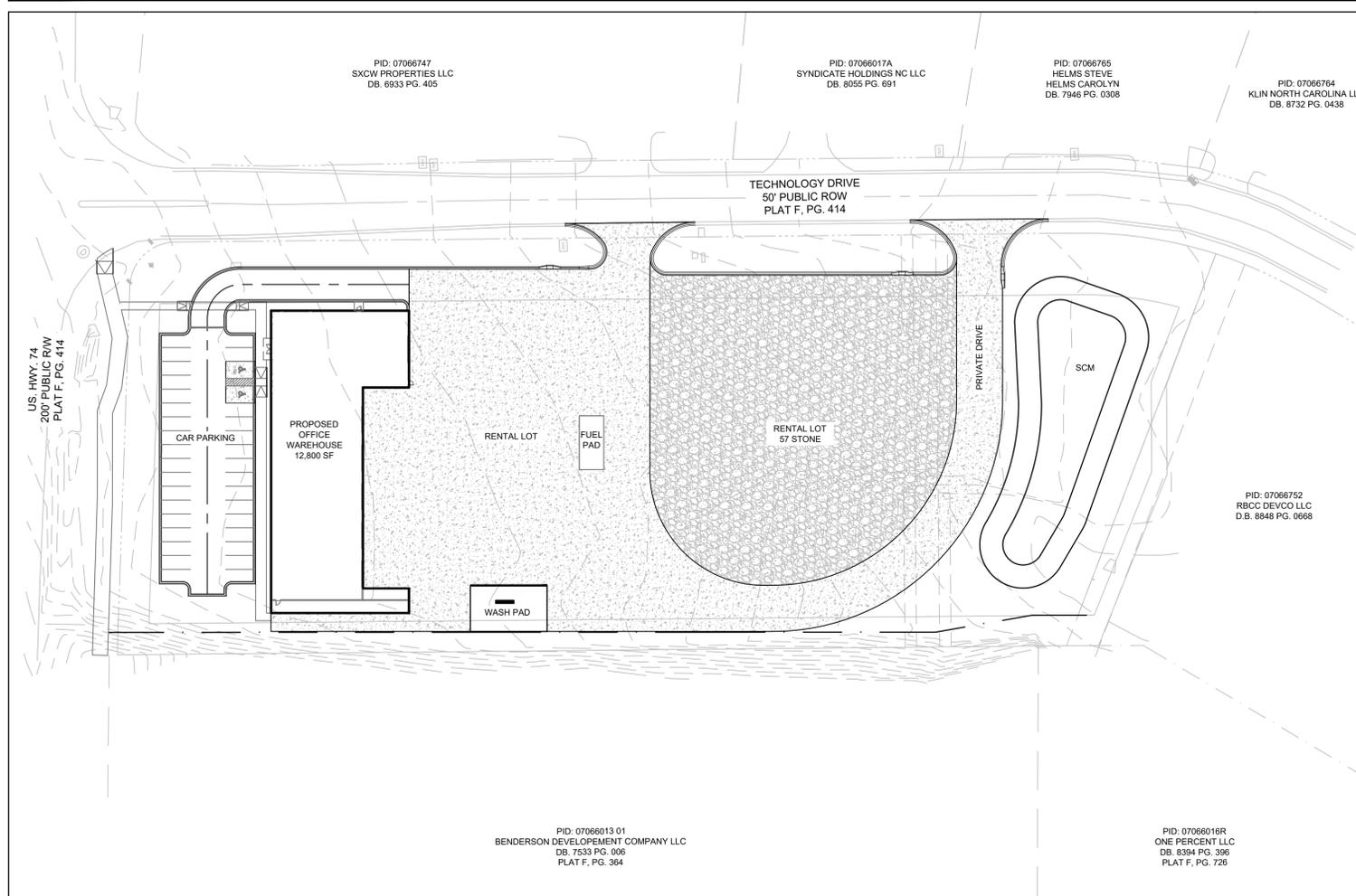


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843.972.0710
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CHARLOTTE, NC
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SITE LOCATION MAP (SCALE: 1" = 1000')



SITE OVERVIEW



SHEET TABLE LIST

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PROJECT DESCRIPTION

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS

THIS PROJECT IS LOCATED ON AN APPROXIMATE 4.14 ACRE SITE IN INDIAN TRAIL, NC. THE WESTERN HALF OF THE PROPERTY CONSIST OF A PARKING LOT AND INDUSTRIAL FACILITY. THE EASTERN HALF OF THE PROPERTY CONSIST OF TRUCK COURT, A GRAVEL COURT, AND A SAND FILTER.

THE DEVELOPMENT WILL CONSIST OF AN APPROXIMATELY 12,800 SF WAREHOUSE/OFFICE SPACE WITH ASSOCIATED PARKING, TRUCK COURT, GRAVEL COURT, AND SIDEWALK ALONG HIGHWAY 74. THE DEVELOPMENT WILL HAVE ACCESS TO TECHNOLOGY DRIVE VIA TWO DRIVEWAYS. STORMWATER WILL BE MANAGED THROUGH A PROPOSED SAND FILTER SCM.

FLOOD ZONE:

THIS PROPERTY IS LOCATED OUTSIDE OF ANY REGULATED FLOOD ZONES, ZONE X (OTHER AREAS), NAVD88, SCALED FROM THE FEMA FLOOD MAP PANEL NO. 3710540800J, DATED OCTOBER 16, 2008.

PROPERTY INFORMATION:

PIN ID: 07066748, 07066749, 07066750 & 07066751
ZONING DISTRICT: REGIONAL BUSINESS DISTRICT (RBD)

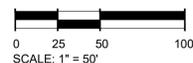
GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS

- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY LAWRENCE ASSOCIATES SURVEYING COMPANY, TITLED "ALTA SURVEY FOR VAN BOYETT", DATED 7/4/2024. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM "LAWRENCE ASSOCIATES" AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
- PER REFERENCE SURVEY. ALL ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (NAD 83-CORS). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTORS RESPONSIBILITY.



Know what's below.
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PROJECT CONTACTS

DEVELOPER:
TECHNOLOGY BOULEVARD INDIAN TRAIL LLC
1325 MILLER ROAD, SUITE E
GREENVILLE, SC, 29607
CONTACT: VAN BOYETT
PHONE: (864) 675-0075
EMAIL: VAN@BOYETTPROPERTIES.COM

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
230 E PETERSON DR SUITE B
CHARLOTTE, NC 28217
CONTACT: TREY LITTLE, PE
PHONE: (980) 312-5450
EMAIL: TLITTLE@SEAMONWHITESIDE.COM

SOURCES:
SURVEYOR
LAWRENCE ASSOCIATES
106 W. JEFFERSON STREET,
MONROE, NC 28112
CONTACT: WILL LAWRENCE
PHONE: (704) 289-1013
EMAIL: WILL@LAWRENCESSURVEYING.COM

SW+ PROJECT: 11275
DATE: 07/23/2024
DRAWN BY: JCH/ASB
CHECKED BY: TLL

REVISION HISTORY

NO.	DATE	DESCRIPTION

TITLESHEET

C1.0

HERC RENTAL - INDIAN TRAIL
TECHNOLOGY BOULEVARD
INDIAN TRAIL LLC
INDIAN TRAIL, NC



501 WINDY PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29566 | JUDSON HALL BUILDING 6000 7th FLOOR | CHARLOTTE, NC 28217 | 704.365.8700 | 230 PETERSON DR, SUITE B | GREENVILLE, SC 29607 | 704.365.8700 | 100 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29546 | JUDSON HILL BUILDING GROUP, 3741 EASTY PROCESSION, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSBORO DR., CHARLOTTE, NC 28217 | 701 N. CEDAR STREET | SUMMERVILLE, SC 29586 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306

US HWY. 74
200' PUBLIC ROW
PLAT F, PG. 414

PAVEMENT LEGEND	
57 STONE GRAVEL	
CONCRETE SIDEWALK	
VEHICULAR GRADE CONCRETE PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
PARKING NUMBERS	
ADA PARKING SIGN	

PARKING SUMMARY	
TOTAL SPACES PROVIDED:	= 35 SPACES
HANDICAP SPACES PROVIDED:	= 2 SPACES (1 VAN)

PROJECT DATA TABLE:	
ZONING INFO:	RBD
IMPERVIOUS AREA %:	2.98 AC (129,809 SF)
PARCEL NUMBERS:	070-667-48, 070-667-49, 070-667-50, & 070-667-51
LOT AREA:	4.1A ACRES (180,505 SF)
FRONT YARD SETBACK:	40'
SIDE YARD SETBACK:	10' (SE) / 40' (NW)
REAR YARD SETBACK:	20'
MAX BUILDING HEIGHT ALLOWED:	70'
PROPOSED BUILDING HEIGHT:	40'

SW
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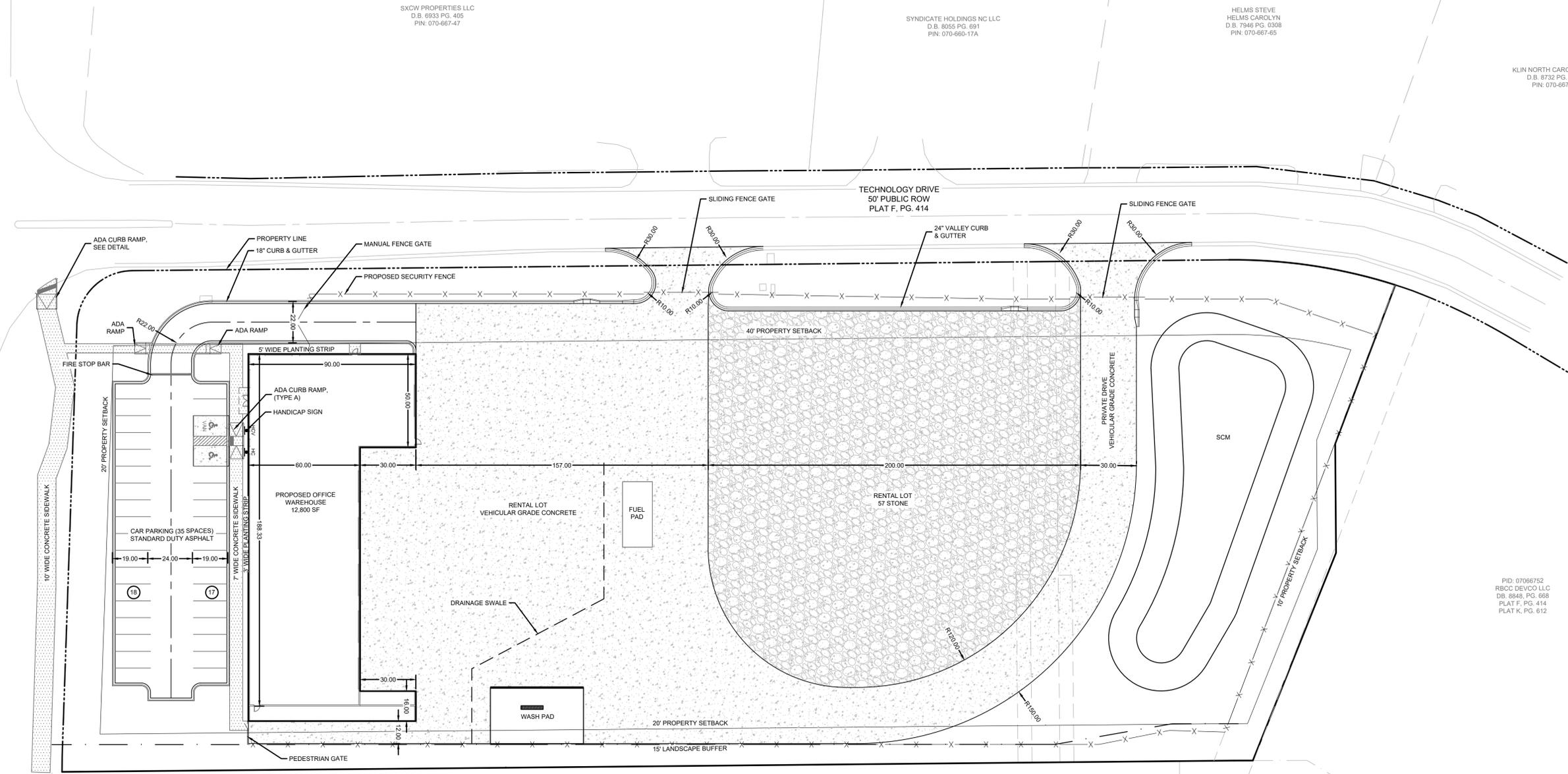
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REVISION HISTORY	

OVERALL SITE PLAN

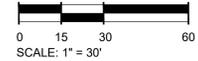
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PID: 07066752
RSCC DEVCO LLC
DB: 8846, PG. 668
PLAT F, PG. 414
PLAT K, PG. 612

PID: 706601301
BENDERSON DEVELOPEMENT COMPANY LLC
DB: 7533, PG. 006
PLAT F, PG. 364

ONE PERCENT LLC
D.B. 8394 PG. 396
PIN: 070-660-16R



501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | JUDSON HILL BUILDING GROUP, 301 EAST FLETCHER STREET, SUITE 600 | GREENVILLE, SC 29611 | 270 PETERSBURG DR. | CHARLOTTE, NC 28217 | 701 N. GERRARD STREET | SUMMERVILLE, SC 29586 | 101 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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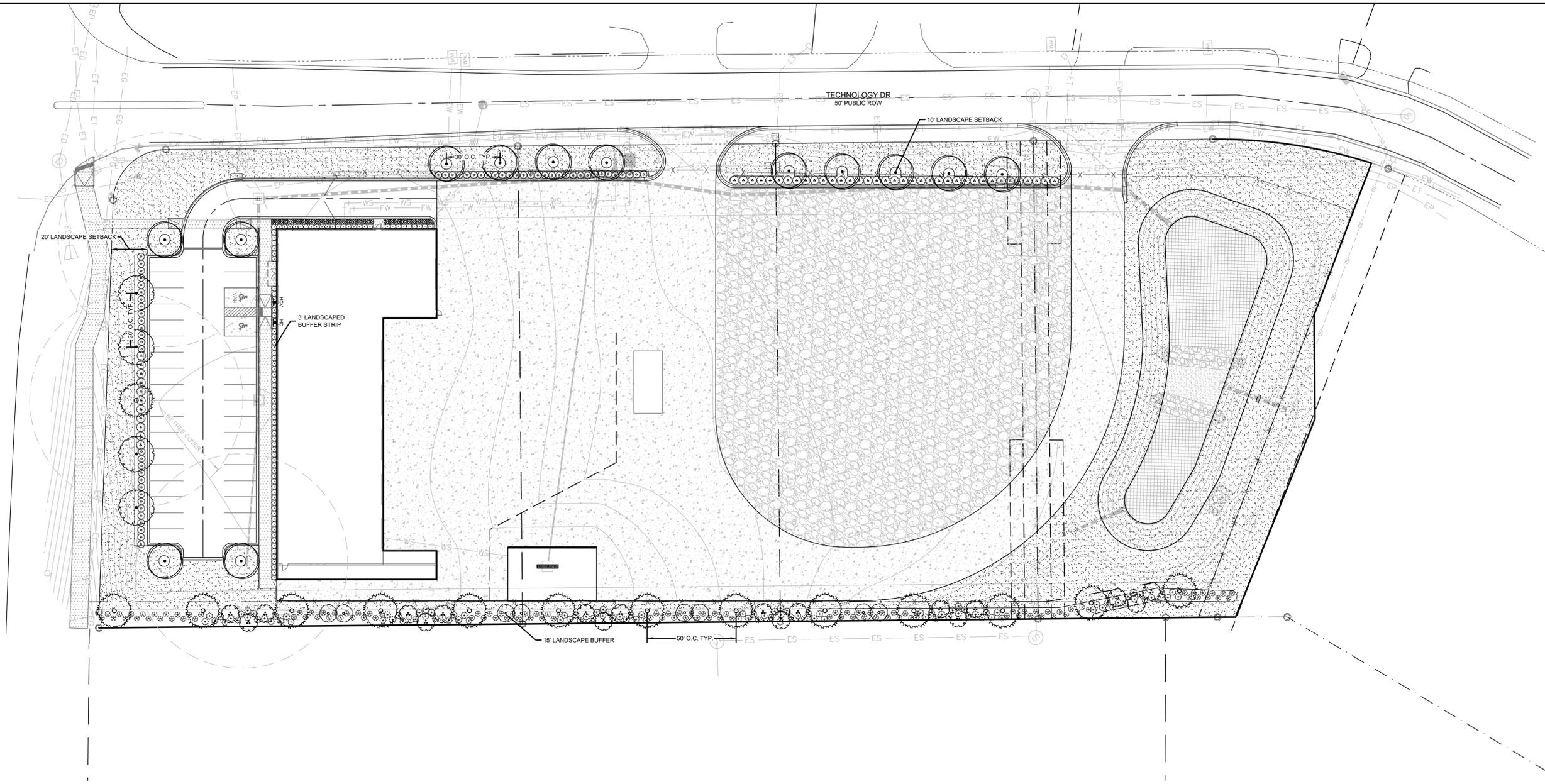
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TECHNOLOGY BOULEVARD
INDIAN TRAIL LLC
 INDIAN TRAIL, NC

SW+ PROJECT: 11275
 DATE: 07/23/2024
 DRAWN BY: MAS
 CHECKED BY: TNC

REVISION HISTORY

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN



PARKING LOT CANOPY COVERAGE					
	REQUIRED	SQUARE FOOTAGE OF PARKING	REQUIRED CANOPY COVERAGE	LARGE MATURING TREES REQUIRED @ 1,000 SF EACH	LARGE MAATURING TREES PROVIDED
CANOPY COVERAGE	35%	10,245 SF	3,585.75 SF	2.24	4

15' PERIMETER BUFFER - 638 LF PF PLANTING REQUIRED			
	REQUIRED PER 100 LF	TOTAL REQUIRED	PROPOSED
LARGE DECIDUOUS TREE	2	13	13
SMALL DECIDUOUS TREE	4	26	26
TYPE OF SHRUB	34	216	216

PLANT SCHEDULE										
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS		
LARGE MATURING TREE										
	QUEP	13	QUERCUS PALUSTRIS / PIN OAK	2.5" CAL	8'-10'	6'-8"	AS SHOWN	FWF, SP		
	QUPH	4	QUERCUS PHELLOS / WILLOW OAK	2.5" CAL	8'-10'	6'-8"	AS SHOWN	FWF, SP		
	ULMP	14	ULMUS PARVIFOLIA / CHINESE ELM	2.5" CAL	8'-10'	6'-8"	AS SHOWN	FWF, SP		
SMALL MATURING TREE										
	CORK	18	CORNUS KOUSA / KOUSA DOGWOOD	1.5" CAL	6'-8"	8"	AS SHOWN	SS, FWF, SP		
	LAIN	8	LAGERSTROEMIA X "NATCHEZ" / NATCHEZ CRAPE MYRTLE	1.5" CAL	6'-8"	8"	AS SHOWN	SS, FWF, SP		
SHRUBS										
	FORI	108	FORSYTHIA X INTERMEDIA / BORDER FORSYTHIA	3 GAL	24"-36"	24"-36"	AS SHOWN	FWF, SP		
	ILCC	89	ILEX CORNUTA "CARISSA" / CARISSA HOLLY	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP		
	ILVO	108	ILEX VOMITORIA / YAUPON HOLLY	3 GAL	24"-36"	24"-36"	AS SHOWN	FWF, SP		
	LORB	58	LOROPETALUM CHINENSE "BLUSH" / LOROPETALUM	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP		
	PITT	48	PITTIOSPORUM TOBIRA / PITTIOSPORUM	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP		
GROUND COVERS										
	LMBB	169	LIRIOPE MUSCARI "BIG BLUE" / BIG BLUE LILYTURF	4" POT	8"-12"	8"-12"	24"	FWF, SP		
SOD/SEED										
	SOD2	43,481 SF	CYNODON DACTYLON "TIFTUF" / TIFTUF BERMUDA GRASS	SOD	N/A	N/A	N/A	SP		

NOTE: ALL DISTURBED AREAS NOT DENOTED AS HARDSCAPE OR MULCH ARE TO BE SODDED WITH TIF TURF BERMUDA SOD OR APPROVED EQUAL

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