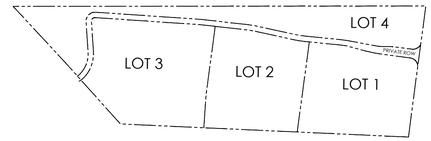
LEGEND:

- LIGHT DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE WALKS AND PLAZA
- HEAVY DUTY CONCRETE PAVING
- WETLANDS
- STREAM
- RIP RAP

UTILITIES LEGEND:

PUBLIC WATER MAIN	10"W
FIRE WATER SERVICE	FPW
DOMESTIC WATER SERVICE	
IRRIGATION SERVICE	
PUBLIC SEWER MAIN	SS
PUBLIC SEWER LATERAL	
PRIVATE SEWER SERVICE	



SUMMARY:

DEVELOPER NAME:	ST. JOHN PROPERTIES ALAINA KIEWIT (REGIONAL PARTNER) 704-817-0400 AKIEWIT@SJPI.COM 6000 FAIRVIEW RD. SUITE 1200 CHARLOTTE, NC 28210
PROPERTY OWNERS:	SF GROUP LLC 1235 EAST BLVD UNIT 131 CHARLOTTE, NC 28203 BARLAS PROPERTIES LLC 4625 DAVIS FARMS DR CUMMING, GA 30040
TAX PARCEL NUMBER	07-081-013, M7-081-011, M7-081-013-A, K7-081-011, K7-081-013-A, 07-081-013-B
CURRENT PROPERTY USE	VACANT & RESIDENTIAL
CURRENT ZONING	GBD & SF-1 (INDIAN TRAIL)
PROPOSED ZONING	CZ-LI (INDIAN TRAIL)

SUMMARY (CONT.):

TOTAL SITE ACREAGE	± 31.23 A.C.
SETBACKS:	
FRONT:	50' UNLESS OTHERWISE PROPOSED ON THIS PLAN AND IN THE CONDITIONS
SIDE:	20'
REAR:	50'
BUFFER REQUIREMENTS:	
STREAM:	30' TOTAL: 15' UNDISTURBED 15' VEGETATED
WETLAND:	15'
LANDSCAPE:	
ADJACENT TO LIGHT INDUSTRIAL:	0'
ADJACENT TO GENERAL BUSINESS:	15'

PARKING RATIO REQUIREMENT
2 SPACES PER 1000 SQ FT OF GROSS AREA

BLDG A - 2 SPACES/1000 SQ FT * 32,040 SQ FT = 65
BLDG B - 2 SPACES/1000 SQ FT * 39,120 SQ FT = 79
BLDG C - 2 SPACES/1000 SQ FT * 40,120 SQ FT = 81
BLDG D - 2 SPACES/1000 SQ FT * 45,120 SQ FT = 91
BLDG E - 2 SPACES/1000 SQ FT * 53,160 SQ FT = 107
BLDG F - 2 SPACES/1000 SQ FT * 42,120 SQ FT = 85

TOTAL STANDARD PARKING REQUIRED = 506
TOTAL STANDARD PARKING PROVIDED = 609

HANDICAP PARKING REQUIRED = 27
HANDICAP PARKING PROVIDED = 28
VAN-ACCESSIBLE PARKING REQUIRED = 6
VAN-ACCESSIBLE PARKING PROVIDED = 12

BIKE RACK REQUIREMENT:
1 SPACE REQUIRED PER 25 VEHICLE SPACES = 25
BIKE RACK SPACES PROVIDED = 25

WATER PROVIDED BY:	UNION COUNTY PUBLIC WORKS
SEWER PROVIDED BY:	UNION COUNTY PUBLIC WORKS
SITE ADDRESS:	123 INDIAN TRAIL-FAIRVIEW RD, NC 28079

NOTES:
1. DISTANCE AND BEARINGS ARE BASED ON CENTERLINES.
2. ALL SIGNS SHALL MEET MUTCD STANDARDS (CURRENT EDITION).
3. HANDICAP SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH ADA GUIDELINES.
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING DETAILS.
5. ALL PARKING STRIPING SHALL BE 5" WHITE PAINTED STRIPING.

BLDG A - STANDARD PARKING PROVIDED = 136
HANDICAP PARKING REQUIRED = 5
HANDICAP PARKING PROVIDED = 6
VAN-ACCESSIBLE PARKING REQUIRED = 1
VAN-ACCESSIBLE PARKING PROVIDED = 2

BLDG B - STANDARD PARKING PROVIDED = 90
HANDICAP PARKING REQUIRED = 4
HANDICAP PARKING PROVIDED = 4
VAN-ACCESSIBLE PARKING REQUIRED = 1
VAN-ACCESSIBLE PARKING PROVIDED = 2

BLDG C - STANDARD PARKING PROVIDED = 90
HANDICAP PARKING REQUIRED = 4
HANDICAP PARKING PROVIDED = 4
VAN-ACCESSIBLE PARKING REQUIRED = 1
VAN-ACCESSIBLE PARKING PROVIDED = 2

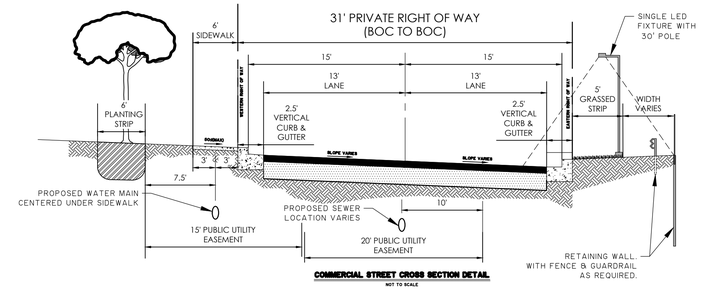
BLDG D - STANDARD PARKING PROVIDED = 91
HANDICAP PARKING REQUIRED = 4
HANDICAP PARKING PROVIDED = 4
VAN-ACCESSIBLE PARKING REQUIRED = 1
VAN-ACCESSIBLE PARKING PROVIDED = 2

BLDG E - STANDARD PARKING PROVIDED = 109
HANDICAP PARKING REQUIRED = 5
HANDICAP PARKING PROVIDED = 5
VAN-ACCESSIBLE PARKING REQUIRED = 1
VAN-ACCESSIBLE PARKING PROVIDED = 2

BLDG F - STANDARD PARKING PROVIDED = 93
HANDICAP PARKING REQUIRED = 4
HANDICAP PARKING PROVIDED = 4
VAN-ACCESSIBLE PARKING REQUIRED = 1
VAN-ACCESSIBLE PARKING PROVIDED = 2

SUMMARY (CONT.):

REQUIRED:	RETAIN 10% OF NET PROPERTY AREA AFTER ROW, EASEMENTS, PONDS AND LAKES (77,094 SF) ARE SUBRATCTED FROM THE TOTAL
OVERALL ACREAGE:	1,356,694 SQ. FT.
TREE SAVE REQUIRED:	10% / (1,356,694 SF - 77,094 SF ROW, EASEMENT, PONDS = 1,279,600 SF) = 127,960 SF TREE SAVE REQUIRED.
PROVIDED:	25,342 SF OF TREE STAND PRESERVED IN TREE SAVE AREA 1 (CREDITED AT 110%) = 27,876 SF 18,004 SF OF 20"+ HERITAGE TREE CANOPY PRESERVED IN TREE SAVE AREA 1 (CREDITED AT 150%) = 27,006 SF 59,532 SF OF TREE STAND PRESERVED IN TREE SAVE AREA 2 (CREDITED AT 110%) = 65,485 SF 20,664 SF OF 20"+ HERITAGE TREE CANOPY PRESERVED IN TREE SAVE AREA 2 (CREDITED AT 150%) = 30,996 SF
TOTAL:	151,363 SF OF TREE PRESERVATION PROVIDED. 127,960 SF REQUIRED. ADDITIONAL 23,403 SF OF TREE PRESERVATION TO BE CREDITED TOWARDS HERITAGE TREE MITIGATION.



COMMERCIAL STREET CROSS SECTION DETAIL
NOT TO SCALE

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
1020 Euclid Avenue
Charlotte, NC 28203 980.201.5505
www.thomasandhutton.com

CONCEPT PLAN

INDIAN TRAIL CORPORATE PARK

PROJECT LOCATION:
INDIAN TRAIL FAIRVIEW RD
INDIAN TRAIL, NC 28079

CLIENT:
ST. JOHN PROPERTIES
6000 FAIRVIEW RD. SUITE 1200
CHARLOTTE, NC 28210

100 0 50 100
GRAPHIC SCALE:
1 INCH = 100 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32120.0000
DATE:	1/22/25
DRAWN:	KCN
DESIGNED:	KCN
REVIEWED:	NH
APPROVED:	NH
SCALE:	1" = 100'

C1.0

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

1020 Euclid Avenue
Charlotte, NC 28203 980.201.5505
www.thomasandhutton.com

PAVING, GRADING, & DRAINAGE

INDIAN TRAIL CORPORATE PARK

PROJECT LOCATION:
INDIAN TRAIL FAIRVIEW RD
INDIAN TRAIL, NC 28079

CLIENT:
ST. JOHN PROPERTIES
6000 FAIRVIEW RD. SUITE 1200
CHARLOTTE, NC 28210

100 0 50 100
GRAPHIC SCALE:
1 INCH = 100 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32120.0000
DATE:	1/21/25
DRAWN:	KCN
DESIGNED:	KCN
REVIEWED:	NH
APPROVED:	NH
SCALE:	1" = 100'

C2.0