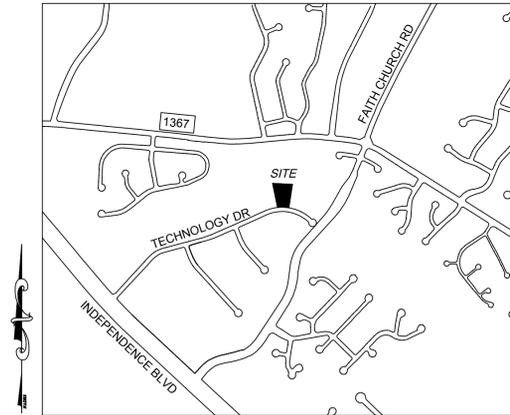


INDIAN TRAIL INDUSTRIAL PARK PHASE 2 - LOT 16

1219 TECHNOLOGY DRIVE
INDIAN TRAIL, NC 28079

UNION COUNTY



VICINITY MAP

SCALE: 1" = 1,000'

C - SERIES DRAWING ABBREVIATIONS:

- | | |
|----------------------------------|----------------------------------|
| ADV - ADVANCE | OHE - OVERHEAD ELECTRIC |
| AFG - ABOVE FINISHED GRADE | OHP - OVERHEAD POWER |
| APPR LOC - APPROXIMATE LOCATION | OHT - OVERHEAD TELEPHONE |
| ASSY - ASSEMBLY | PB - PLAT BOOK |
| B/C - BACK OF CURB | PC - POINT OF CURVATURE |
| B/L - BASE LINE | PED - PEDESTAL |
| B/W - BOTTOM OF WALL | PG - PAGE |
| CBR - CALIFORNIA BEARING RATIO | PH - PHASE |
| CG - CURB AND GUTTER | PI - POINT OF INTERSECTION |
| CL - CENTERLINE | PKG - PARKING |
| CL - CLASS | P/L - PROPERTY LINE |
| CMP - CORRUGATED METAL PIPE | PT - POINT OF TANGENT |
| CO - CLEAN OUT | PP - POWER POLE |
| CONC - CONCRETE | PVC - POLYVINYL CHLORIDE |
| CONN - CONNECTION | PVMT - PAVEMENT |
| CP - CORRUGATED PLASTIC | PWR - POWER |
| CY - CUBIC YARD | RD - ROOF DRAIN |
| DI - DROP INLET | RJ - RESTRAINED JOINT |
| DIP - DUCTILE IRON PIPE | R/W - RIGHT-OF-WAY |
| DR - DRIVE | REQD - REQUIRED |
| DS - DOWNSPOUT | RC - REINFORCED CONCRETE PIPE |
| E - ELECTRIC | S - SLOPE |
| EA - EACH | SAN - SANITARY SEWER |
| E BOX - ELECTRICAL BOX | SDWK - SIDEWALK |
| ELEC - ELECTRIC | SF - SILT FENCE |
| E/P - EDGE OF PAVEMENT | SPT - SPOT GRADE |
| E/S - EDGE OF SHOULDER | SS - SANITARY SEWER CONNECTION |
| EX - EXISTING | STA - STATION |
| F/C - FACE OF CURB | STD - STANDARD |
| FDC - FIRE DEPARTMENT CONNECTION | STM - STORM |
| FF - FINISHED FLOOR | STMH - STORM SEWER MANHOLE |
| FH - FIRE HYDRANT | T - TELEPHONE |
| FL - FLOW LINE | TCM - TELECOMMUNICATIONS MANHOLE |
| FL - FIRE LANE | T/C - TOP OF CURB |
| G - GAS | TEL - TELEPHONE |
| GND - GROUND | UGE - UNDERGROUND ELECTRIC |
| GTS - GAS TEST STATION | UNK - UNKNOWN |
| GV - GAS VALVE | UP - UTILITY POLE |
| HDPE - HIGH DENSITY POLYETHYLENE | VAR - VARIABLE |
| HORIZ - HORIZONTAL | VERT - VERTICAL |
| INV - INVERT | W - WITH |
| LF - LINEAR FEET | W/L - WATER LINE |
| MECH - MECHANICAL | W - WATER |
| MH - MANHOLE | WUS - WATERS OF THE US |
| MIN - MINIMUM | X-ING - CROSSING |
| MIN S - MINIMUM SLOPE | Ø - DIAMETER |
| MJ - MECHANICAL JOINT | |
| NIC - NOT IN CONTRACT | |

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	SITE PLAN
C201	MANEUVERING PLAN
C300	EROSION CONTROL STAGE I PLAN
C301	EROSION CONTROL STAGE II PLAN
C400	GRADING PLAN
C401	STORM PROFILES
C402	BMP DETAIL
C403	DRAINAGE AREA MAP
C404	PRE DEVELOPMENT DRAINAGE AREA MAP
C405	POST DEVELOPMENT DRAINAGE AREA MAP
C500	UTILITY PLAN
C600	SITE NOTES AND DETAILS
C601	SITE NOTES AND DETAILS
C602	EROSION CONTROL NOTES AND DETAILS
C603	STORMWATER NOTES AND DETAILS
C604	STORMWATER NOTES AND DETAILS
C605	UTILITIES NOTES AND DETAILS
C606	UTILITIES NOTES AND DETAILS
L100	LANDSCAPING PLAN
L101	LANDSCAPING DETAILS



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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
5/6/25 <td></td>	

DRAWN BY
J. DOLAN

DESIGNED BY
A. ROSENBERGER

CHECKED BY
B. CRUTCHFIELD

SCALE
AS SHOWN

TIMMONS GROUP

INDIAN TRAIL INDUSTRIAL PARK PHASE 2 - LOT 16
1219 TECHNOLOGY DR., INDIAN TRAIL 28079 - UNION COUNTY - NC

COVER SHEET

JOB NO.
56845

SHEET NO.
C000

LEGEND

SEWER

- 8" SAN - EXISTING SANITARY SEWER
- 8" SAN - SANITARY SEWER
- 1 N 7605.80 E 9378.25 - SANITARY MANHOLE NUMBER W/ COORDINATE LOCATION
- ⊙ - EX SANITARY MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - EXISTING CLEAN OUT
- ⊙ - CLEAN OUT

WATER

- 8" W - EXISTING WATER LINE
- 8" W - WATER LINE
- ⊗ - EXISTING WATER VALVE
- ⊗ - WATER VALVE
- ⊗ - POST INDICATOR VALVE
- ⊙ - EXISTING WATER METER
- ⊙ - WATER METER
- ⊙ - EXISTING FIRE HYDRANT
- ⊙ - FIRE HYDRANT
- ⊙ - WATER LINE REDUCER
- 8" W - EX WATER LINE PLUG
- 8" W - WATER LINE PLUG
- ⊕ - WATER LINE CROSS
- ⊕ - WATER LINE TEE
- ∨ - FIRE DEPT CONNECTION
- ⊙ - WATER SPIGOT
- ⊙ - EXISTING WELL CASING

NATURAL GAS

- ⊙ - EXISTING GAS METER
- ⊙ - EXISTING GAS VALVE
- G - EXISTING GAS LINE
- G - GAS LINE

MISCELLANEOUS UTILITIES

- ⊙ - EXISTING LIGHT POLE
- ☆ - EXISTING YARD LIGHT
- ⊙ - EXISTING GROUND LIGHT
- ⊙ - LIGHT POLES
- ⊙ - EXISTING UTILITY POLE
- ⊙ - UTILITY POLE
- ⊙ - EXISTING GUY WIRE
- ⊙ - EXISTING ELECTRIC METER
- OHP - EXISTING OVERHEAD ELECTRIC
- OHP - OVERHEAD ELECTRIC
- UGP - EX UNDERGROUND ELECT LINE
- UGP - UNDERGROUND ELECTRIC LINE
- ⊕ - EXISTING TELEPHONE PEDESTAL
- ⊙ - EXISTING TELEPHONE MANHOLE
- OHT - EX OVERHEAD TELEPHONE LINE
- OHT - OVERHEAD TELEPHONE LINE
- UGT - EX UNDERGROUND TELEPHONE LINE
- UGT - UNDERGROUND TELEPHONE LINE
- OFO - EX OVERHEAD FIBER OPTIC LINE
- OFO - OVERHEAD FIBER OPTIC LINE
- UFO - EX UNDERGROUND FIBER OPTIC LINE
- UFO - UNDERGROUND FIBER OPTIC LINE
- ⊕ - EX CABLE TV PEDESTAL
- OCATV - EX OVERHEAD CABLE TV LINE
- OCATV - OVERHEAD CABLE TV LINE
- UCATV - EX UNDERGROUND CABLE TV
- UCATV - UNDERGROUND CABLE TV LINE
- UG P/C - COMBINED POWER/CATV
- UG P/T - COMBINED POWER, TELE, CATV
- UG T/C - COMBINED TELEPHONE, CATV

SITE

- EXISTING STORM SEWER
- STORM SEWER
- ⊙ - EX DROP INLET
- ⊙ - DROP INLET & STRUCTURE NUMBER
- ⊙ - EXISTING STORM SEWER MANHOLE
- ⊙ - STORM SEWER MANHOLE
- ⊙ - EXISTING ROOF DRAIN DOWNSPOUT
- ⊙ - EXISTING ROOF DRAIN DOWNSPOUT
- EXISTING CURB
- CURB
- EXISTING CURB & GUTTER
- CURB & CUTTER
- PROPERTY LINE
- ⊙ - BENCH MARK
- ⊙ - APPROX BORING LOCATION
- LIMITS OF CONSTRUCTION
- EXISTING TREE LINE
- CLEARING LIMITS
- ⊙ - EXISTING SHRUB
- ⊙ - EXISTING TREE
- EXISTING FENCE
- FENCE
- EXISTING CONTOUR
- CONTOUR
- ⊙ - SPOT ELEVATION
- C/L SWALE
- EXISTING SIGN
- SIGN
- BOLLARD
- ⊙ - EXISTING FLAG POLE
- ⊙ - PROPERTY MARKER FOUND / ROD FOUND
- ⊙ - PIPE FOUND

DEVELOPMENT SUMMARY

TAX PARCEL ID NUMBER: 07-066-771

JURISDICTION: TOWN OF INDIAN TRAIL

ZONING DISTRICT: L-1 (LIGHT INDUSTRIAL)

LOT SIZE: 50,186 SF (1.152 ACRES)

DISTURBED ACREAGE: 37,429 SF (0.859 ACRES)

TOTAL PROP. IMPERVIOUS: 24,866 SF (0.571 ACRES)

PROPOSED USE: FLEX WAREHOUSE (GROUP 3 LAND USE)

STORIES: 1 FLOOR WITH MEZZANINE

BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE

BUILDING AREA: 12,000 SF (4,000 SF-OFFICE, 8,000 SF-WAREHOUSE)

SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 60'

REQUIRED PARKING: 12 (1 SPACE/2000 SF OF WAREHOUSE + 2 SPACES/1000 SF OF OFFICE)

PROPOSED PARKING: 12

PROPOSED LOADING: 1

REQUIRED BIKE PARKING: 2

PROPOSED BIKE PARKING: 2

REQUIRED TREE SAVE: 5,019 SF (10% OF LOT)

PROVIDED TREE SAVE: 5,024 SF

REQUIRED OPEN SPACE: 7,528 SF (15% OF LOT)

PROVIDED OPEN SPACE: 7,569 SF

PCSO SUMMARY

Original Parcel ID Number(s):	07066771
Development Type:	Industrial
Subject to PCSO? Y/N	Y
if NO, why?	
PCCO Watershed:	Crooked Creek
Critical Area:	
Disturbed Area (ac):	0.865
Site Area (ac):	1.152
Maximum % BUA	N/A
Overall Proposed % BUA:	49.6%
	Post DA #1
Total on-site Drainage Area (ac):	1
Existing Built-upon-area (SF):	0
Existing BUA to be removed (SF):	0
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	24,866
Proposed % BUA:	49.6%
Density (High / Low)	HIGH
Total Post-Project BUA for site (ac):	0.57
Development or Redevelopment?	Development
Natural Area Required (ac):	0.115
Natural Area provided, total (ac):	0.565
Undisturbed Treed Natural Area Preserved (ac):	0.358
Total stream buffer protected on-site (ac):	0.289
Transit Station Area? Y/N	N
Distressed Business District? Y/N	N
Mitigation Type (if applicable)	N/A
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N

OWNER/DEVELOPER

3924 WELL ROAD
MINT HILL, NC 28227
CONTACT: VARDAN VARDANYAN
PHONE: (704) 989-0842
EMAIL: vardan@ccsexpedited.com

PLANNING JURISDICTION

INDIAN TRAIL PLANNING DEPARTMENT
315 MATTHEWS-INDIAN TRAIL ROAD
INDIAN TRAIL, NC 28079
CONTACT: RENEE NOLAN
PHONE: (704)-821-5401
EMAIL: jrn@indiantrail.org

CIVIL/LANDSCAPE

TIMMONS GROUP
610 EAST MOREHEAD STREET, SUITE 250
CHARLOTTE, NORTH CAROLINA 28202
CONTACT: JASON DOLAN
PHONE: (704) 227-1563
EMAIL: jason.dolan@timmons.com



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF INDIAN TRAIL SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

KELLY RUTLEDGE
D.B. 5526, PG. 796
TAX I.D.: 07-066-054
LOT 84, BRITANNY DOWNS, PHASE 1
PLAT CAB. D, FILE 119

ASHE CROFT HOMEOWNER'S ASSOCIATION
DB 776 PG 403
TAX I.D.: 07-066-092
COMMON AREA, ASHE CROFT, PHASE 1 MAP 2
PLAT CAB D, FILE 33; CAB I, FILE 717

FLOODWAY BOUNDARY
PER FEMA DATABASE
(FIRM PANEL #5408J)

CHARLOTTE VAN AND
STORAGE CO INC
D.B. 8184, PG. 584
TAX I.D.: 07-066-772
LOT 15
PLAT CAB. F, FILE 867

COASTAL DESTINATION LLC
D.B. 8458 PG. 870
07-066-776
LOT 17 INDIAN TRAIL INDUSTRIAL PARK PHASE 2 MAP 3
PLAT CAB. G FILE 486

LEGEND		
	RIGHT OF WAY	
	PROPERTY LINE	
	SETBACK	
	FLUSH CURB	
	2'-6" STANDARD CURB AND GUTTER	C600
	1'-6" STANDARD CURB AND GUTTER	C600
	CONCRETE WHEEL STOP	
	CONCRETE SIDEWALK	
	HEAVY-DUTY CONCRETE PAVEMENT	C601
	HEAVY DUTY ASPHALT PAVEMENT	C601
	LIGHT DUTY ASPHALT	C601
	TREE SAVE AREA	
	OPEN SPACE AREA	

SEE SHEET C000 FOR DEVELOPMENT SUMMARY

SITE PLAN NOTES

- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS GROUP IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO BACK OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF INDIAN TRAIL AND UNION COUNTY SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- ALL SIDEWALKS SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
- NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- HANDRAILS MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY, IF WARRANTED BY FIELD CONDITIONS.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST:
 - BE APPROVED BY PUBLIC WORKS REPRESENTATIVE FROM THE TOWN PRIOR TO GETTING PLAN APPROVAL.
 - BE APPROVED BY THE COUNTY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
 - BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 - IF TOWN PUBLIC WORKS AGREE TO HAVE THE PIPE INSTALLED, THERE SHALL BE AN APPROVED BEDDING DETAIL AND A THIRD PARTY INSPECTOR SHALL VERIFY COMPACTION AND SUPPLY WRITTEN EVIDENCE OF COMPACTION RESULTS.
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH UNION COUNTY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- CONTRACTOR SHALL VERIFY THAT ALL PROPOSED AND EXISTING CONSTRUCTION WITHIN THE PROJECT LIMITS ADHERES TO ALL UNION COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- ANY WELLS OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE CONSTRUCTION PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES AFTER CONTACTING UNION COUNTY ENVIRONMENTAL HEALTH TO OBTAIN NECESSARY PERMITS.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON THE PROPERTY.



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5/6/25	

YOUR VISION ACHIEVED THROUGH OURS.
DRAWN BY: J. DOLAN
DESIGNED BY: A. ROSENBERGER
CHECKED BY: B. CRUTCHFIELD

SCALE: 1"=20'

TIMMONS GROUP

INDIAN TRAIL INDUSTRIAL PARK PHASE 2 - LOT 16
1219 TECHNOLOGY DR., INDIAN TRAIL 28079 - UNION COUNTY - NC

SITE PLAN

JOB NO. 56845
SHEET NO. C200

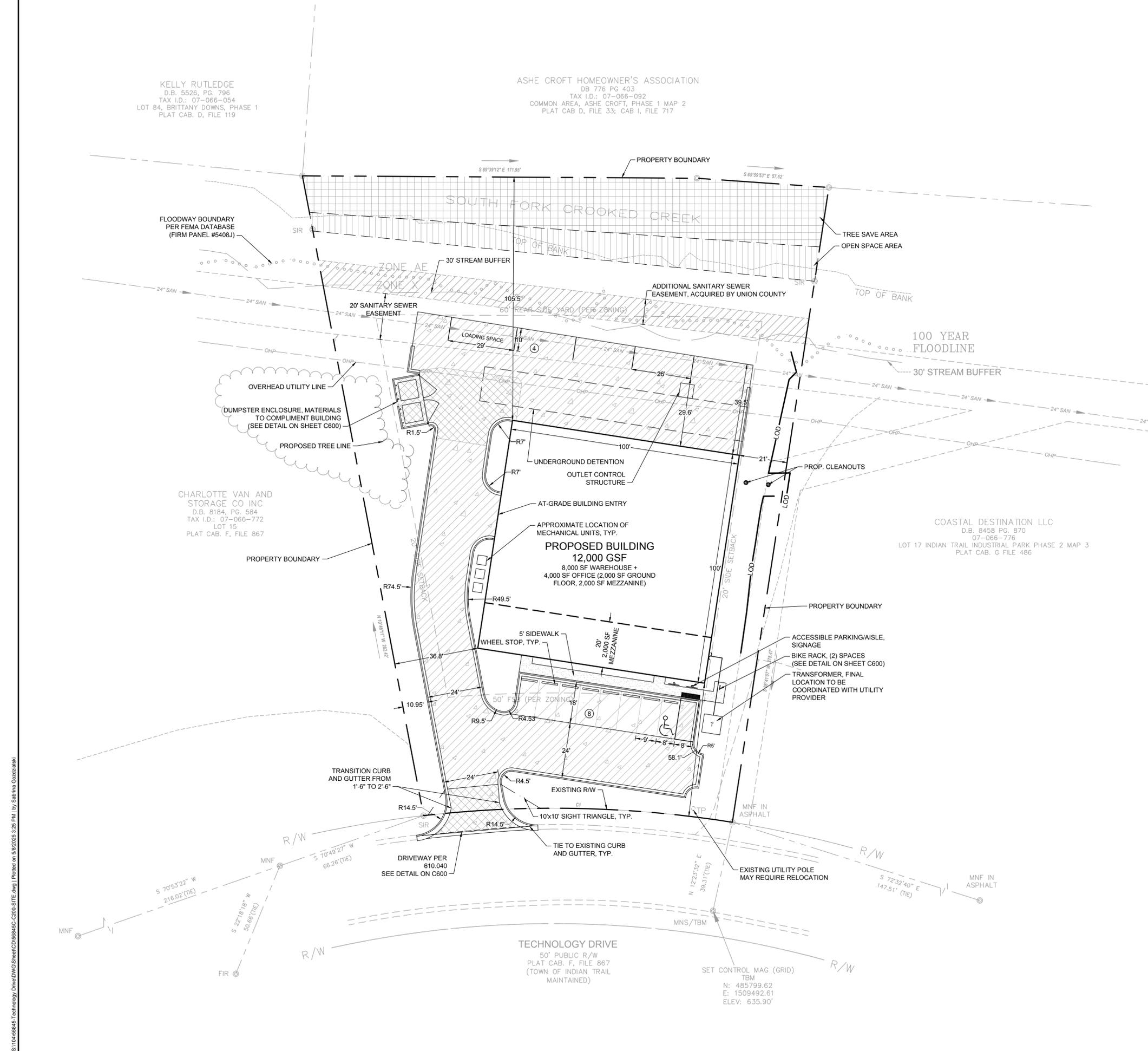
SCALE 1"=20'

CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.

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SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



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