

SHEET NUMBER	DESCRIPTION	LATEST REVISION
C1	Cover Sheet	7/8/08
C2	Site Plan	7/8/08
C3	Landscape & Lighting	7/8/08
C4	Grading & Drainage	7/8/08
C5	NC.DOT Plan & Profile Sheet	5/8/08
C6	Erosion Control	10/31/07
C7	Predevelopment	6/27/08
C8	Post Development	6/27/08
C9	Erosion Control Details	8/23/07
C10	Site & NC.DOT Details	8/23/07
W&SS	Water Main Ext. & SS Plans	5/5/08

NOW OR FORMERLY  
 JIMMY W SMITH &  
 JERRY AND JUDY SMITH  
 TAX REF: 07-102-007  
 DEED BOOK 078E - 025

JIMMY WILSON SMITH and  
 wife, DONNA PAXTON SMITH  
 DB. 291, PG. 678  
 NOW OR FORMERLY  
 TAX: 07-105-024  
 TAX: 07-105-025

DB & LN LLC  
 DB. 1430, PG. 19  
 NOW OR FORMERLY  
 TAX: 07-105-022B  
 ZONING: LI (LIGHT INDUSTRIAL)

COMMON AREA  
 MATTHEWS-INDIAN TRAIL BUSINESS PARK CONDOMINIUM  
 CAB. G, FILE 721-723  
 TLP LLC  
 DB. 1680, PG. 273  
 NOW OR FORMERLY  
 TAX #07-105-023A

CURVE TABLE				
CURVE	BEARING	RADIUS	CHORD	LENGTH
C1	N 15°04'49" W	623.28'	97.20'	97.30'

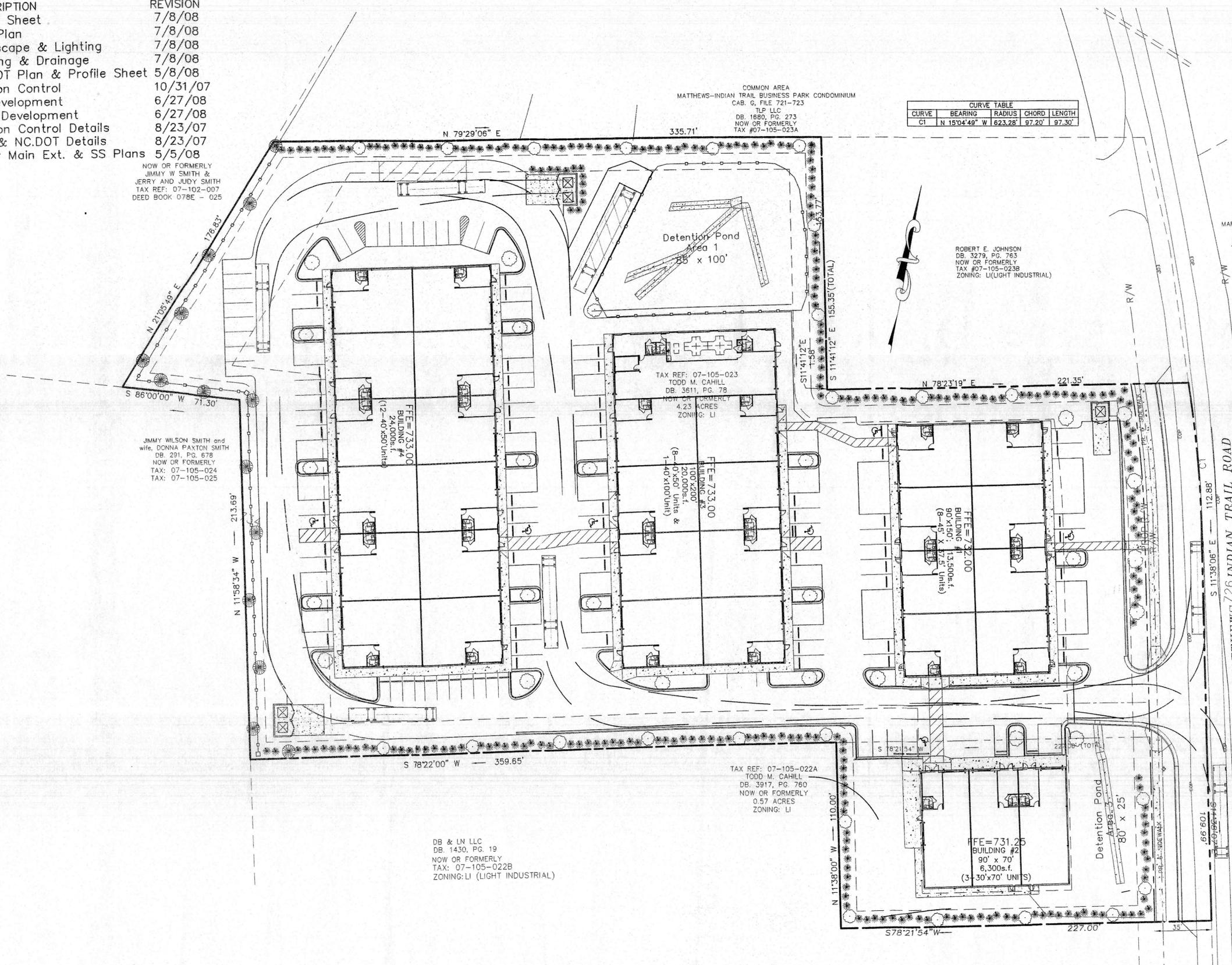
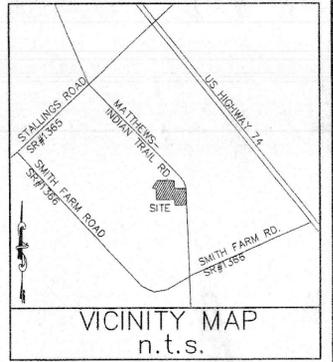
ROBERT E. JOHNSON  
 DB. 3279, PG. 783  
 NOW OR FORMERLY  
 TAX #07-105-023B  
 ZONING: LI (LIGHT INDUSTRIAL)

MARSHALL GREGORY ALLEN  
 AND KENNETH WAD  
 DB. 1141, PG. 832  
 NOW OR FORMERLY  
 TAX #07-102-010C

No Detention  
 Pond Required  
 for Area #2,  
 See Drainage  
 Calcs

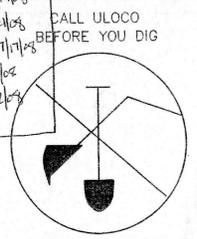
MC GEE CORPORATI  
 DB. 3943 PG. 071  
 NOW OR FORMERLY  
 TAX #07-102-00

- SUMMARY INFORMATION:**
- 1) Tract Size(2): 4.80 acres
  - 2) Two Existing Lots:  
 Lot 1: Tax ID#071-050-23 4.23Ac.  
 Lot 2: Tax ID#071-050-22A 0.57Ac.  
 Surveyor providing a "Recombination Plat".
  - 3) Floor Areas:  
 Existing House (to be removed): 2094sq.ft.  
 Existing House (previously removed): 975sq.ft.  
 Proposed Bldg 1: 13,500sq.ft.  
 Proposed Bldg 2: 6,300sq.ft.  
 Proposed Bldg 3: 20,000sq.ft.  
 Proposed Bldg 4: 24,000sq.ft.
  - 4) Existing Use Category: Business
  - 5) Proposed Use Category: #3.120 & 4.120 From 'Permissible Use Table'
  - 6) No of Proposed Phases: No Phasing Anticipated
  - 7) Total Impervious Surface Area: 3.34Ac.
  - 8) Proposed Building Height: 26'±
  - 9) Tax Map Reference number: 07-105-023 and 07-105-022A
  - 10) Address of Property: 3900 Matthews Indian Trail Rd, Indian Trail, NC 28106
  - 11) Zoning District: LI (Light Industrial)



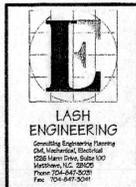
582007-024  
**APPROVED**  
 PLANNING & ZONING  
 DEPARTMENT  
 TOWN OF INDIAN TRAIL

NE DESK: Steven Kelly, Thelma  
 WEPS: Mike Garbark, Elizabeth  
 NC DOT: John Underwood, Thelma  
 ENG: Ms. Namin, Elizabeth  
 Planning: Craig Thomas, Thelma



1-800-632-4949  
 AVOID UTILITY DAMAGE

FLOOD NOTE:  
 THE SUBJECT PROPERTY SHOWN  
 HEREON DOES NOT LIE IN A  
 SPECIAL FLOOD HAZARD AREA  
 PER F.E.M.A.



**LASH ENGINEERING**  
 CONSULTING ENGINEERING FIRM  
 1000 Main Street, Suite 100  
 Matthews, NC 28105  
 Phone: 704-400-4200  
 Fax: 704-525-0024

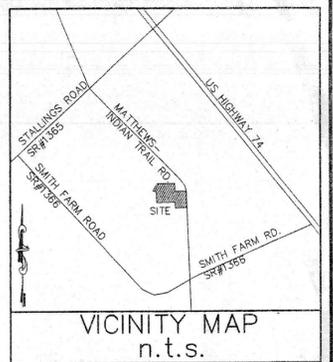
PROJECT:  
**Cahill Business Park**  
**3900 Matthews-**  
**Indian Trail Rd.**  
 Town of Indian Trail, NC

STATUS:  
 SUBMITTED TO: "TOWN"  
 FOR: Review  
 Scales: 1" = 30'  
 Date: 10-31-07  
 SHEET NO.  
**C1 OF 10**

DESCRIPTION:  
**Cover Sheet**

ENGINEER:  
**MICHAEL LASH, P.E.**

Client:  
**Todd Cahill**  
 1800 Camden Road  
 Suite 107 #217  
 Charlotte, NC. 28203  
 Phone: 704-400-4200  
 Fax: 704-525-0024



CURVE TABLE			
CURVE	BEARING	RADIUS	CHORD LENGTH
C1	N 15°04'49" W	623.28'	97.20'

NOW OR FORMERLY  
JIMMY W SMITH &  
JERRY AND JUDY SMITH  
TAX REF: 07-102-007  
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JIMMY WILSON SMITH and  
wife, DONIA FAXTON SMITH  
DB 291, PG. 678  
NOW OR FORMERLY  
TAX: 07-105-024  
TAX: 07-105-025

COMMON AREA  
MATTHEWS-INDIAN TRAIL BUSINESS PARK CONDOMINIUM  
CAB. G. FILE 721-723  
TLP LLC  
DB 1680, PG. 273  
NOW OR FORMERLY  
TAX #07-105-023A

ROBERT E. JOHNSON  
DB 3279, PG. 763  
NOW OR FORMERLY  
TAX #07-105-023B  
ZONING: LI (LIGHT INDUSTRIAL)

MARSHALL GREGORY ALLEN  
AND KENNETH WAD  
DB 1141 PG. 532  
NOW OR FORMERLY  
TAX #07-102-010C

- SURVEY NOTES:**
- NO USGS HORIZONTAL MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.
  - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
  - R/W = RIGHT OF WAY
  - EIR = EXISTING IRON REBAR
  - EIP = EXISTING IRON PIPE
  - NIR = NEW IRON REBAR
  - TAX# 071-050-23 DEED REF: DB 3611 PG. 078
  - TAX# 071-050-22A DEED REF: DB 3917 PG. 760
  - ZONING: LI
  - SETBACKS PER ZONING:  
50' MIN. BUILDING SETBACK  
20' SIDE YARD  
50' REAR YARD
  - EOP = EDGE OF PAVEMENT
  - CONTOUR INTERVAL = 1 FOOT
  - TOPOGRAPHICAL INFORMATION PROVIDED BY UNION COUNTY GIS. ELEVATIONS ON ROADWAYS, PIPES, F.E.S., SANITARY SEWER MANHOLE WERE FIELD VERIFIED.
  - F.E.S. = FLARED END SECTION.

**ZONING/DEVELOPMENT DATA**  
PROPOSED USE: 3.120 AND 4.120  
EXISTING ZONING: LIGHT INDUSTRIAL (LI)

TOTAL AREA OF SITE: 4.80 ACRES  
PARCEL 071-050-23 4.23 Ac.  
PARCEL 071-050-22A 0.57 Ac.

- GENERAL NOTES:**
- THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE VILLAGE OF INDIAN TRAIL, NC, DOT, & UNION COUNTY REGULATIONS.
  - ALL REQUIRED SCREENING, IF ANY, SHALL BE PROVIDED ACCORDING TO THE ZONING ORDINANCE OR BY OFFICIAL VARIANCE.
  - SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - ALL DRAINAGE STRUCTURES, CURB & GUTTER, HANDICAP RAMPS, DRIVEWAY ENTRANCE, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INDIAN TRAIL LAND DEVELOPMENT STANDARDS MANUAL OR NC DOT SPECIFICATIONS & DETAILS. CATCH BASINS IN LANDSCAPED AREAS WILL BE OF A TYPE SUITABLE FOR LANDSCAPE AREAS.
  - EACH SPACE HAS OFFICE AND WAREHOUSE SPACE THAT ARE ASSOCIATED WITH EACH OTHER.
  - THE WAREHOUSE SPACES ARE PROVIDED WITH "AT GRADE" TRUCK ACCESS THROUGH OVERHEAD DOORS. A LOADING DOCK IS PROVIDED ON SITE.
  - THE DEVELOPER WILL DEDICATE AN ADDITIONAL STRIP OF RIGHT OF WAY (APPROX. 5') FOR A TOTAL OF 35' FROM CENTER OF RIGHT OF WAY.

**PARKING REQUIREMENTS**  
FLEX SPACE: 1 SPACE PER 2,000s.f. WAREHOUSE AREA PLUS 2 SPACES PER 1,000s.f. OFFICE SPACE (CALCULATED ON A PER UNIT BASIS)

**PROPOSED BLDG#1** (8 UNITS WITH 300s.f. OFFICE AND 1387.5s.f. WAREHOUSE). EACH UNIT REQUIRES 2 SPACES FOR OFFICE AND 1 FOR WAREHOUSE. TOTAL SPACES FOR BLDG#1=24

**PROPOSED BLDG#2** (3 UNITS WITH 300s.f. OFFICE AND 1800s.f. WAREHOUSE). EACH UNIT REQUIRES 2 SPACES FOR OFFICE AND 1 FOR WAREHOUSE. TOTAL SPACES FOR BLDG#2=9

**PROPOSED BLDG#3** (8 UNITS WITH 300s.f. OFFICE AND 1700s.f. WAREHOUSE/1 UNIT WITH 1600s.f. OFFICE AND 2400s.f. WAREHOUSE). EACH SMALLER UNIT REQUIRES 2 SPACES FOR OFFICE AND 1 FOR WAREHOUSE. THE LARGER UNIT REQUIRES 4 SPACES FOR OFFICE AND 1 FOR WAREHOUSE. TOTAL SPACES FOR BLDG#3=29

**PROPOSED BLDG#4** (12 UNITS WITH 300s.f. OFFICE AND 1700s.f. WAREHOUSE). EACH UNIT REQUIRES 2 SPACES FOR OFFICE AND 1 FOR WAREHOUSE. TOTAL SPACES FOR BLDG#4=36

TOTAL SPACES REQUIRED = 36+29+9+24 = 98 (NO MORE THAN 20% CAN BE COMPACT SPACES = 19 SPACES)

ACCESSIBLE PARKING MINIMUM REQUIREMENT FOR 76 TO 100 SPACES = 4

SPACES PROVIDED  
7 ACCESSIBLE SPACES  
19 COMPACT SPACES  
72 REGULAR SPACES

**98 TOTAL SPACES**

PARKING SPACE DIMENSIONS (TYP.)	
COMPACT PARKING	REGULAR PARKING
7.5' x 15'	9' x 18'

**PROJECT:**  
Cahill Business Park  
3900 Matthews-Indian Trail Rd.  
Town of Indian Trail, NC

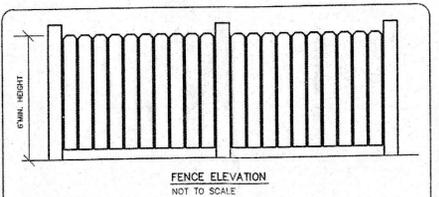
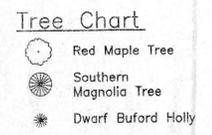
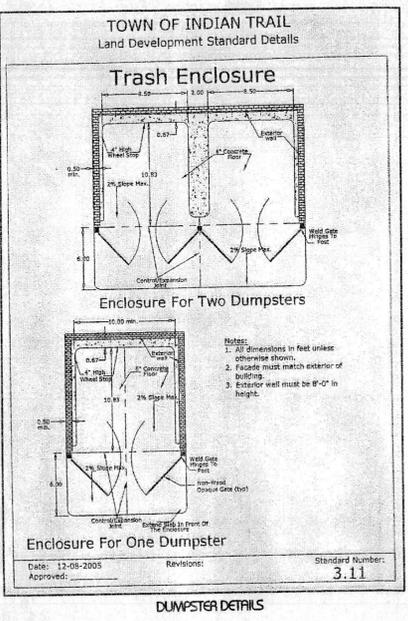
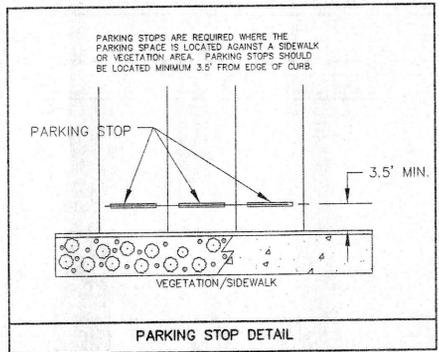
**DESCRIPTION:**  
Site Plan

**Revisions:**  
1. 12/20/2005 REVIEWED TOWN OF INDIAN TRAIL PRELIMINARY REVIEW COMMENTS  
2. 1/10/06 REVISED PER INDIAN TRAIL PRELIMINARY REVIEW COMMENTS  
3. 1/27/06 REVISED PER INDIAN TRAIL PRELIMINARY REVIEW COMMENTS  
4. 2/1/06 REVISED PER INDIAN TRAIL PRELIMINARY REVIEW COMMENTS  
5. 2/1/06 REVISED PER INDIAN TRAIL PRELIMINARY REVIEW COMMENTS

**STATUS:**  
SUBMITTED TO: 'TOWN'  
FOR: REVIEW

**Scales:** 1" = 30'  
Date: 8-23-07

**SHEET NO.**  
C2 OF 10



10' PLANTING YARD TO BE COMPOSED OF:  
DWARF BURFORD HOLLY BUSHES, 5gal.,  
5' o.c. BY 2' HIGH, 2" WIDE AND MAPLE  
TREES SPACED 50' o.c.

TAX REF: 07-105-022A  
TODD M. CAHILL  
DB 3917, PG. 760  
NOW OR FORMERLY  
0.57 ACRES  
ZONING: LI

DB & LN LLC  
DB: 1430, PG. 19  
NOW OR FORMERLY  
TAX: 07-105-022B  
ZONING: LI (LIGHT INDUSTRIAL)

FLOOD NOTE:  
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SPECIAL FLOOD HAZARD AREA  
PER F.E.M.A.

DB & LN LLC  
DB: 1430, PG. 19  
NOW OR FORMERLY  
TAX: 07-105-022B

PAVEMENT SCHEDULE (PARKING)	
<b>LIGHT DUTY</b> ASPHALT: 1" S9.5A ASPHALT: 1-1/2" S-9.5B BASE COURSE: 6" ABC STONE	<b>HEAVY DUTY</b> ASPHALT: 1" S9.5A ASPHALT: 2" S9.5B BASE COURSE: 8" ABC STONE

**LASH ENGINEERING**  
Professional Engineer  
Michael Lash, P.E.  
14265  
12/20/05

**Todd Cahill**  
1800 Camden Road  
Suite 107 #217  
Charlotte, NC 28203  
Phone: 704-400-4900  
Fax: 704-585-0024

**PROJECT ENGINEER:**  
MICHAEL LASH, P.E.

**PROJECT:**  
Cahill Business Park  
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