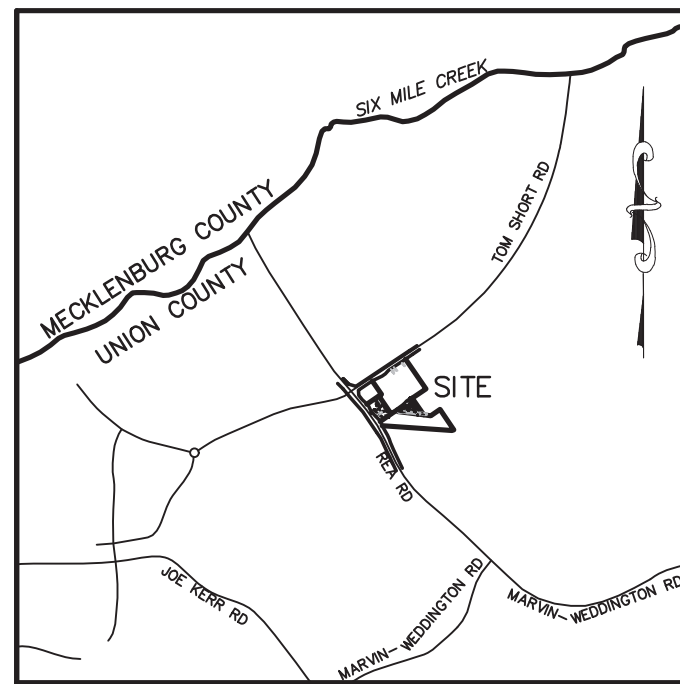


# REA ROAD MIXED USE DEVELOPMENT PH.1 OUT PARCEL 1C BUILDING-D UNION COUNTY, NORTH CAROLINA



VICINITY MAP (N.T.S.)

**DEVELOPMENT DATA:**

**DEVELOPER:** RTS INVESTORS LLC.  
10815 SIKES PLACE, STE. 300  
CHARLOTTE, N.C. 28277

**ARCHITECT:** ROBERT JOHNSON ARCHITECTS  
1808 W. MOREHEAD STREET,  
SHARLOTTE, NC 28208

**CIVIL ENGINEER:** THE ISAACS GROUP, P.C.  
8720 RED OAK BLVD., STE. 420  
CHARLOTTE, N.C. 28217

**SURVEYOR:** THE ISAACS GROUP, P.C.  
8720 RED OAK BLVD., STE. 420  
CHARLOTTE, N.C. 28217

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**ZONING CODE SUMMARY**

PROJECT NAME: REA ROAD EXT. MIXED USE DEVELOPMENT - OUT PARCEL 1C BUILDING-D  
OWNER/AGENT: MTC INVESTORS LLC  
CIVIL PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704/527-3440  
ARCHITECTURAL PLANS PREPARED BY: ROBERT JOHNSON ARCHITECTS PHONE #: 704/342-1058  
EXISTING ZONING: PUD-6-B2 JURISDICTION: UNION COUNTY  
TAX PARCEL #: 06201008M

LOT SIZE: 46,902/1,077 SQ. FEET/ACRES  
NUMBER OF BUILDINGS: 2 (1 EXISTING BLDG. & 1 PROPOSED BLDG.)

EXIST. USE: RETAIL  
BUILDING HEIGHT: 35 FT. MAX. STORIES: 1  
EXISTING BUILDING C FLOOR AREA: 5,006 SF  
PROPOSED BUILDING D FLOOR AREA: 5,154 SF

GROSS FLOOR AREA: BLDG. C + D = 10,160 SF  
BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 27,342.82/0.628 SQ. FEET/ACRES

**YARD REQUIREMENTS:**  
FRONT: 25' (BUILDING) FROM BACK OF CURB  
MIN. SIDE YARD: N/A  
MIN. REAR YARD: N/A

**REQUIRED BUFFERS:**  
FRONT: NO/YES  
SIDE (SOUTH): NO/YES  
REAR: NO/YES CLASS "B"  
DUMPSTER: NO/YES

**REQUIRED SCREENING:**  
FRONT: NO/YES  
SIDE (L): NO/YES  
SIDE (R): NO/YES  
PARKING ONLY: NO/YES

**PARKING REQUIRED:** (UNION COUNTY ZONING ORDINANCE):  
RETAIL = 1 SPACE PER 400 S.F. OF FLOOR AREA FOR RETAIL USES = (5,154+5,006)/400 = 26 SPACES  
TOTAL REQUIRED: 26 HANDICAP: 1  
EXIST. DEVELOPMENT:  
TOTAL PROVIDED: 50 TOTAL SPACES HANDICAP: 2 COMPACT: 0

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.  
ALL UTILITIES SHALL BE UNDERGROUND.  
ALL EXIST. DRIVEWAYS AND CURB CUTS ARE TO BE PERMITTED WITH THE BUILDING PERMIT.  
SITE ADDRESS SHALL BE POSTED ON THE BUILDING.

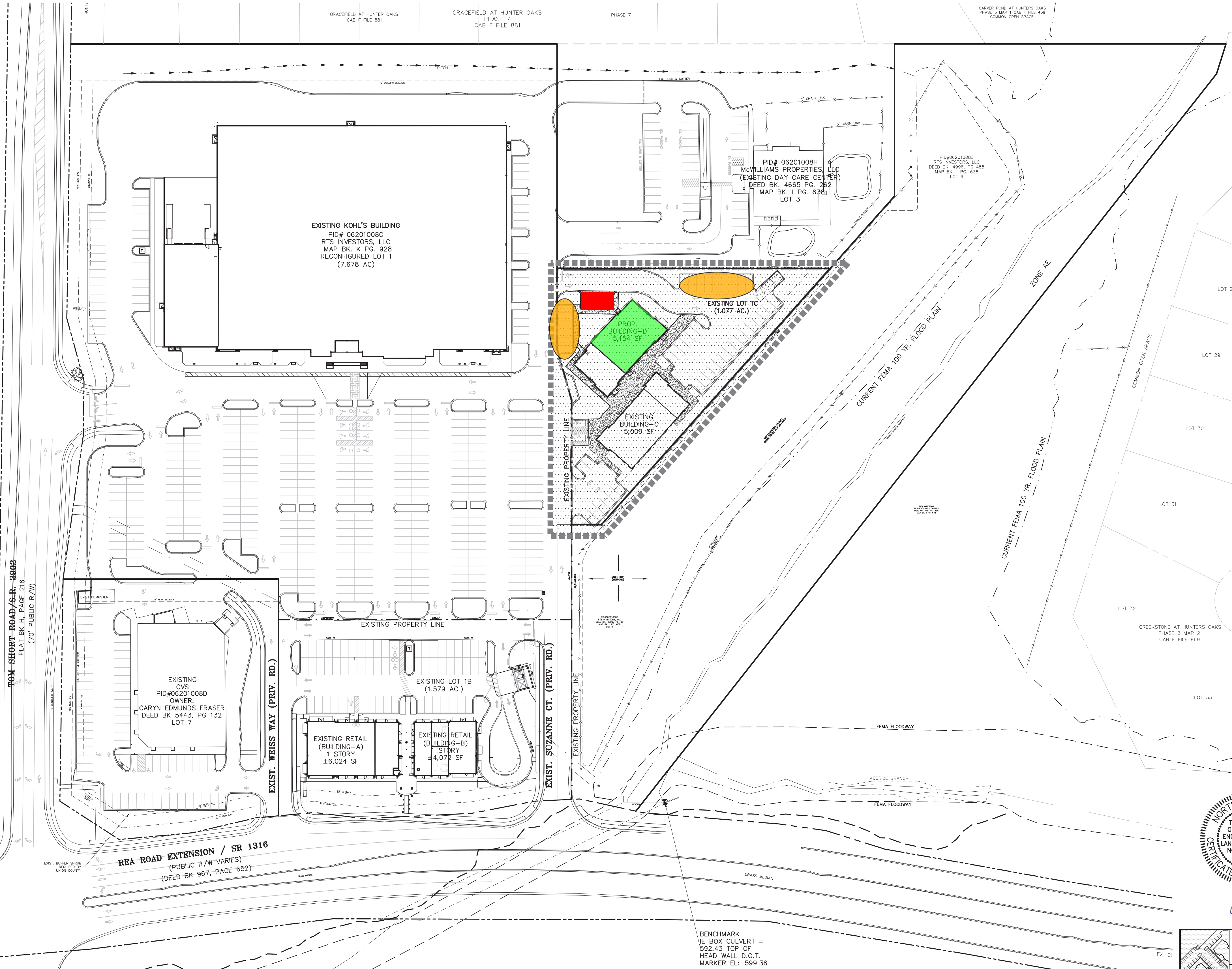
ESTIMATED SCHEDULE: LOT 1C BUILDING-D CONSTRUCTION - APRIL 2018

BUILDING DATA		BLDG. AREA
LOT 7	EXIST. CVS	12,423 K
LOT 3	EXIST. DAYCARE	5,275 K
LOT 1	EXIST. KOHL'S	87,172 K
LOT 1B	BUILDING A	6,024 K
	BUILDING B	4,072 K
LOT 1C	BUILDING C	5,006 K
	BUILDING D	5,154 K
TOTAL		125,126 K'

- MAX. ALLOWABLE PROJECT BLDG. S.F. = 120,000 K
- ALLOWABLE BUILDING MAX. IS UNDER ZONING REVIEW FOR INCREASING

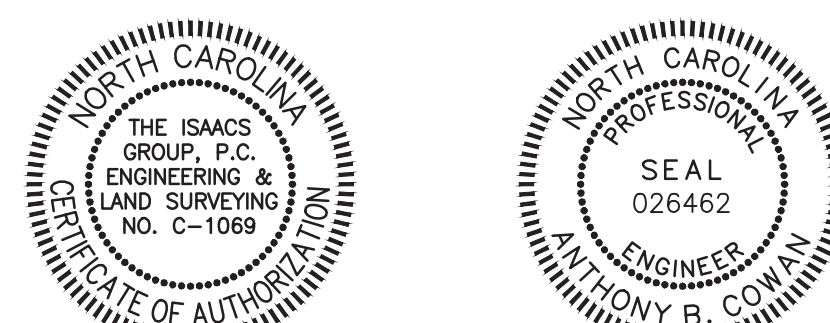
METER SIZE	APPROXIMATE FLOWS
1.5"	1,677 GPD
1.5"	1,950 GPD
1.5"	1,718 GPD
1.0"	783 GPD
1.0"	524 GPD
1.0"	2,695 GPD
1.0"	2,695 GPD
(TOTAL)	=12,042 GPD

NOTE:  
1. THE TABULATED FLOWS SHOWN ARE APPROXIMATE AND MAY VARY DEPENDING UPON THE FINAL USAGE OF THE BUILDING TO BE CONSTRUCTED. HOWEVER, TOTAL FLOW MUST NOT EXCEED THE MAXIMUM ALLOWED FLOW OF 12,042.



**GENERAL NOTES:**

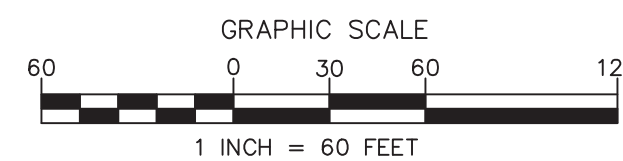
1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS.
2. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN AND THE UTILITIES SHOWN ON THIS PLAN MAY NOT BE IN THE EXACT LOCATIONS AS SHOWN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES THAT MAY BE WITHIN THE PROJECT AREA. THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
7. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
8. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
10. SITE AREA LIGHTING SHALL BE PROVIDED PER SECTION 242 & 243 OF UNION COUNTY LAND USE ORDINANCE.
11. SIGNAGE SHALL BE PER PREVIOUSLY APPROVED PUD PERMIT AND UNION COUNTY LAND USE ORDINANCE.
12. ACCESS TO REA ROAD AND TOM SHORT ROAD WILL BE MAINTAINED TO BUILDING-C AND LEARNING LINKS DURING CONSTRUCTION.
13. ACCESS FOR DELIVERY TRUCKS FROM AND TO THE SITE WILL COME OFF TOM SHORT ROAD.



Digitally signed by Anthony B. Cowan, P.E.  
Date: 2018.04.17 15:51:06-04'00'

**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION. THE COMMUNITY NUMBER IS 370234. THE CURRENT FIRM NUMBER IS 371044600J, DATED OCTOBER 16, 2008.

A LETTER OF MAP REVISION BASED ON FIRM (LOMR-F) WAS COMPLETED FOR THIS SITE AND APPROVED BY FEMA ON APRIL 29, 2009.



NO.	BY	DATE	REVISION
1	ABC	4/17/18	UPDATED BUILDING CALLOUTS

Project: REA ROAD EXT. MIXED USE DEV. PH.1  
OUT PARCEL 1C BUILDING-D  
UNION COUNTY, NORTH CAROLINA

Title: SITE EXHIBIT

File #: 17217-PB.DWG Date: 2/26/2018 Project Egr: ABC

**ISAACS GROUP**  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

Design By: ABC  
Drawn By: AEN  
Scale: 1"=60'

8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8355

**C1.0**