

DEVELOPMENT DATA: SCALE: 1' = 1,000'

PROJECT NAME:	DOBY'S BRIDGE ROAD VALVOLINE
OWNER/AGENT:	YDG DOBYS BRIDGE LAND, LLC 14021 CONLAN CIRCLE STE. B-10 CHARLOTTE, NC 28277 CONTACT: DOUG BAUMGARTNER PH: 704-877-3353 EMAIL: DOUG.BAUMGARTNER@YORKDEVELOPMENTGROUP.COM

PLAN PREPARED BY: THE ISAACS GROUP
8720 RED OAK BLVD, STE 420
CHARLOTTE, NC 28217
CONTACT: ANTHONY BRENT COWAN, P.E.
PH: 704-227-9402
EMAIL: BCOWAN@ISAACSGRP.COM

TOTAL ACREAGE: 0.63 ACRES
COUNTY: LANCASTER
TOWN: INDIAN LAND TOWNSHIP
EXISTING ZONING: GB
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY
TAX PARCEL: 0013-00-018.11

BUILDING SETBACKS:
FRONT SETBACK: 50' FROM R/W
STREET YARD/PARKING SETBACK: 15' FROM R/W
REAR YARD: 15'
PROPOSED USE: VEHICLE SERVICES

PARKING: VEHICLE SERVICES: 2 PER REPAIR BAY (3*2 = 6 SPACES) OR
PARKING REQUIRED: 6 SPACES
PARKING PROVIDED: 10 SPACES PLUS 1 H/C SPACE (11 TOTAL)
NO. OF EMPLOYEE PARKING SPACES: 5 PROVIDED (3 MIN.)
PROPOSED FULL-TIME: 10 (10.000.000) - 20.000.000

PROPOSED BUA: 0.38 AC. (16,639 S.F.) = 60.32%
COMMON OPEN SPACE CALCS :
TOTAL COS REQUIRED = 24%(0.63)/100 = 0.15 AC. (6,586 S.F.),
COS PROVIDED = 0.25 AC. (130,890 S.F.) =39.68%
NOTE:

PER UDO CHAPTER 4.3.6.a.vi - PARKING AREAS WITH LESS THAN 20 SPACES SHALL NOT BE SUBJECT TO THE PROVISIONS OF SECTION 4.3.2.K.6.

LEGEND:

- | | |
|--|---|
| | EXISTING RIGHT OF WAY LINE |
| | EXISTING PROPERTY LINE |
| | EXISTING PROPERTY LINE TO BE REMOVED |
| | PROPOSED PUBLIC RIGHT OF WAY DEDICATION |
| | PROPOSED UTILITY & ACCESS EASEMENT |
| | PROPOSED PROPERTY LINE |
| | PROPOSED TREE LINE (LIMITS OF CLEARING) |
| | PROPOSED SETBACK/BUFFER LINE |
| | PROPOSED LCWSD UTILITY EASEMENT |
| | PROPOSED STORM DRAIN EASEMENT |
| | EXISTING OVERHEAD UTILITY LINE |
| | EXISTING SANITARY FORCE MAIN |
| | EXISTING WATER MAIN |
| | EXISTING GAS MAIN |
| | PROPOSED PUBLIC GRAVITY SEWER MAIN |
| | PROPOSED PUBLIC SEWER MANHOLE |
| | PROPOSED PUBLIC WATER MAIN |
| | PROPOSED PUBLIC FIRE HYDRANT |
| | PROPOSED STORM DRAIN PIPE |

GENERAL NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION CONTAINED HEREON PROVIDED BY THE ISAACS GROUP, P.C., THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD (ENGINEER) IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE ISAACS GROUP AND THE "ENGINEER OF RECORD" SHALL DEFINE THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.
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 ISAACS GROUP, P.C., ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SITE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRIC, MECHANICAL, WATER, TELEPHONE, FIBER, GAS, ETC.). THE EXISTING SATURATION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
4. 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 AND BELOW GROUND UTILITIES AND STRUCTURES, TRENCHES, MAINS OR INDIVIDUAL SERVICES. ANY DAMAGE TO UTILITIES ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE ISAACS GROUP, P.C. ANY AND ALL MAINS OR INDIVIDUAL SERVICES DAMAGED OR 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.
5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. 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.
9. PROPOSED LOCATIONS AND SIZES OF UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE BASED UPON DESIGN CONSTRAINTS IDENTIFIED BY THE ENGINEER AND SHOULD BE VERIFIED BY THE CONTRACTOR TO ENSURE CONSISTENCY WITH THE MECHANICAL, ELECTRICAL AND CIVIL PLANS TO BE PROVIDED FOR INFORMATION AND PLAN CONSISTENCY. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBMITTING TO THIS PROJECT WITH THE ISAACS GROUP ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.

COLORED LINE WORK= FUTURE
TIDAL WAVE AUTO SPA
(BY OTHERS)

GATE RETROLEUM COMPANY
PID #0013-00-015.00
PLAT BK-2006 PG-137
AREA=2.109 AC.
ZONED: GB
EX. USE: GAS STATION

PROP. SCREENING/
RETAINING WALL
(NOTE: MIN. SCREENING
HEIGHT OF 36")

BENCH MARK
#4 REBAR (#4130)
N: 1136341.65
E: 2043872.89
ELEV: 619.61

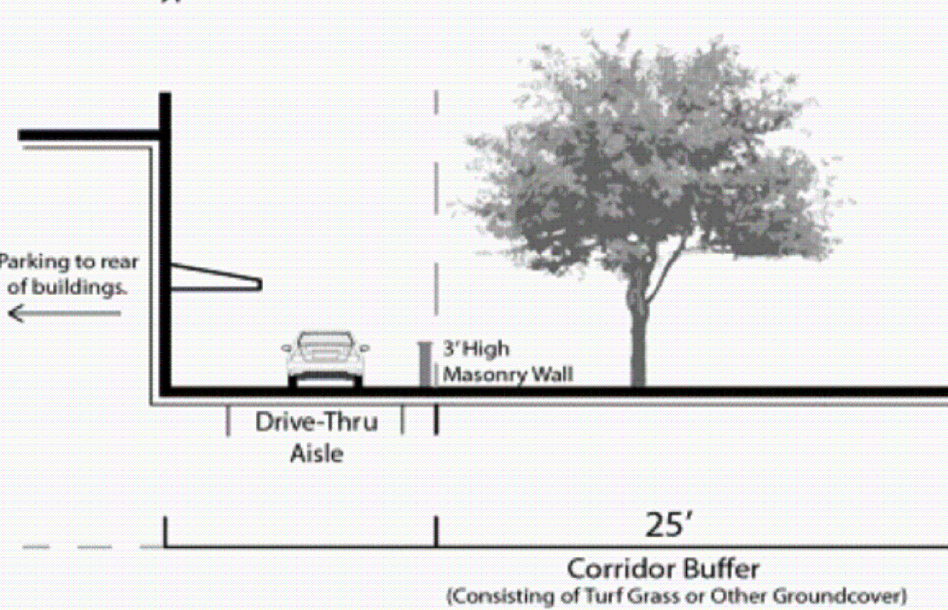
EXIST.
WORLDREACH
DR.

—EXIST. PED. PAD

PROP. ENTRY
MONUMENT WITH
LANDSCAPING PER
4.3.2.K.1a

EXIST. DOBYS BRIDGE ROAD
PUBLIC R/W VARIES
S-29-41

HWY 521 Typical Section . NTS



Source: ColeJenest & Stone

SIGN SCHEDULE

- Ⓐ VAN ACCESSIBLE HANDICAPPED PARKING SIGN
(MUTCD R7-8, R7-8A, & R7-8D)
- Ⓑ NO PARKING: DISABLED PASSENGER LOADING SIGN
(MUTCD R7-8, R7-8A, & R7-8D)
- Ⓒ STOP SIGN (30"x30")
(MUTCD R1-1)

CAROLINA HEELSPLITTER OVERLAY NOTE: THIS SITE IS IN THE HEELSPLITTER OVERLAY DISTRICT. MITIGATION CREDITS WILL BE PURCHASED THROUGH THE US FISH AND WILDLIFE DEPT.

SHEET LEGEND

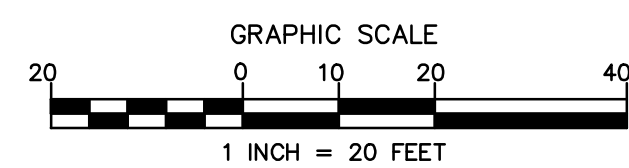
- C1.0 SITE PLAN
C1.1 EXISTING CONDITIONS PLAN
C1.2 LANDSCAPING PLAN
C2.0 UTILITY PLAN
C3.0 GRADING PLAN



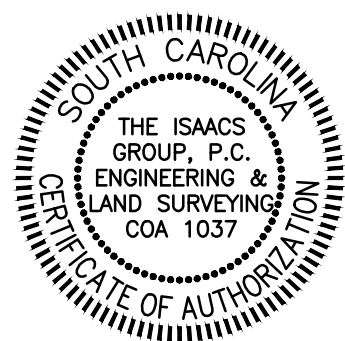
Know what's below.
Call before you dig.

THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON AS THE EXACT LOCATION OR A COMPLETE INVENTORY WHEN PERFORMING SITE EXCAVATION. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.

FINAL DRAWING
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	RER	2/3/23	REVISED PER REVIEW COMMENT



Project: DOBY'S BRIDGE ROAD-VALVOLINE
HIGHWAY 521, INDUAN LAND, SOUTH CAROLINA

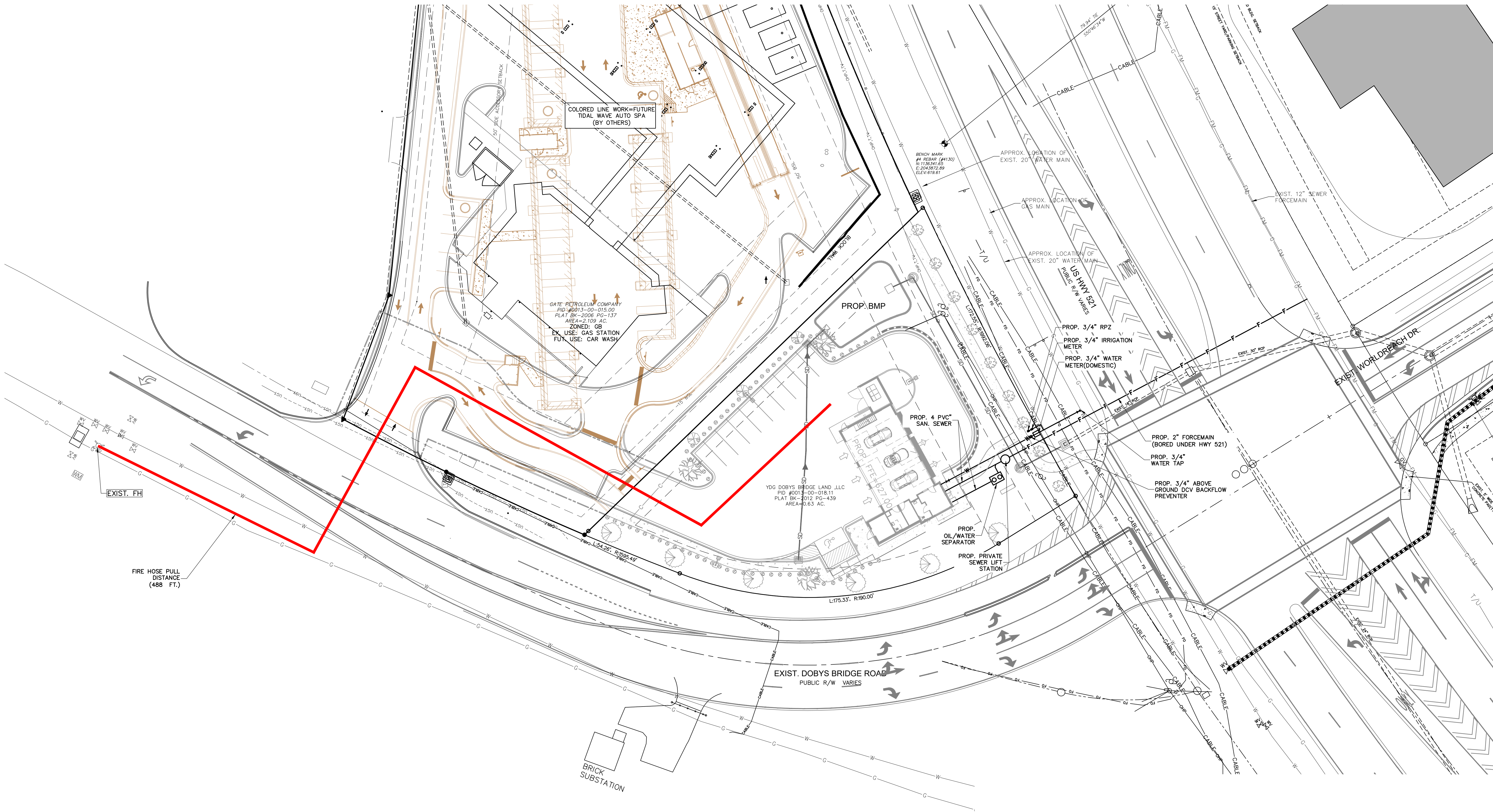
SITE PLAN

File # 22244-S-PREJM.DWG	Date: 12/01/22
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THE ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

20 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
(704) 527-3440 FAX (704) 527-8333

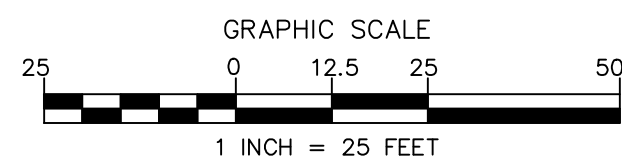
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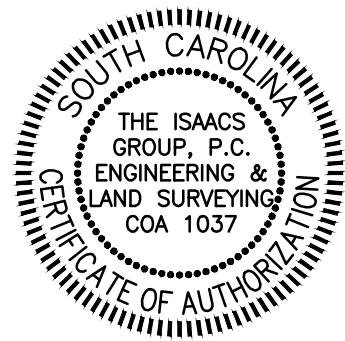
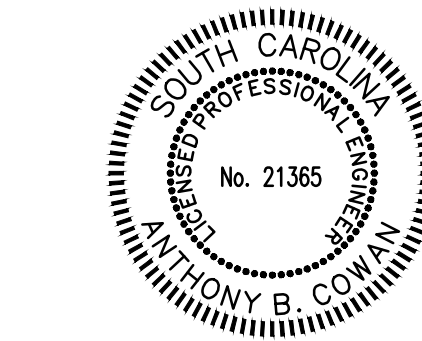
"SC GRID"

UTILITY LEGEND	
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING OVERHEAD POWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE

FINAL DRAWING
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	RE	2/3/23	REVISED PER REVIEW COMMENTS



Project: DOBY'S BRIDGE ROAD-VALVOLINE
HIGHWAY 521, INDIAN LAND, SOUTH CAROLINA

Title: UTILITY PLAN

File #22244-S-PRELIM.DWG Date: 12/01/22 Project Egr: ABC

Design By: T.J.G.
Drawn By: RER
Scale: 1"=25'

8720 RED OAK BOULEVARD, SUITE 420
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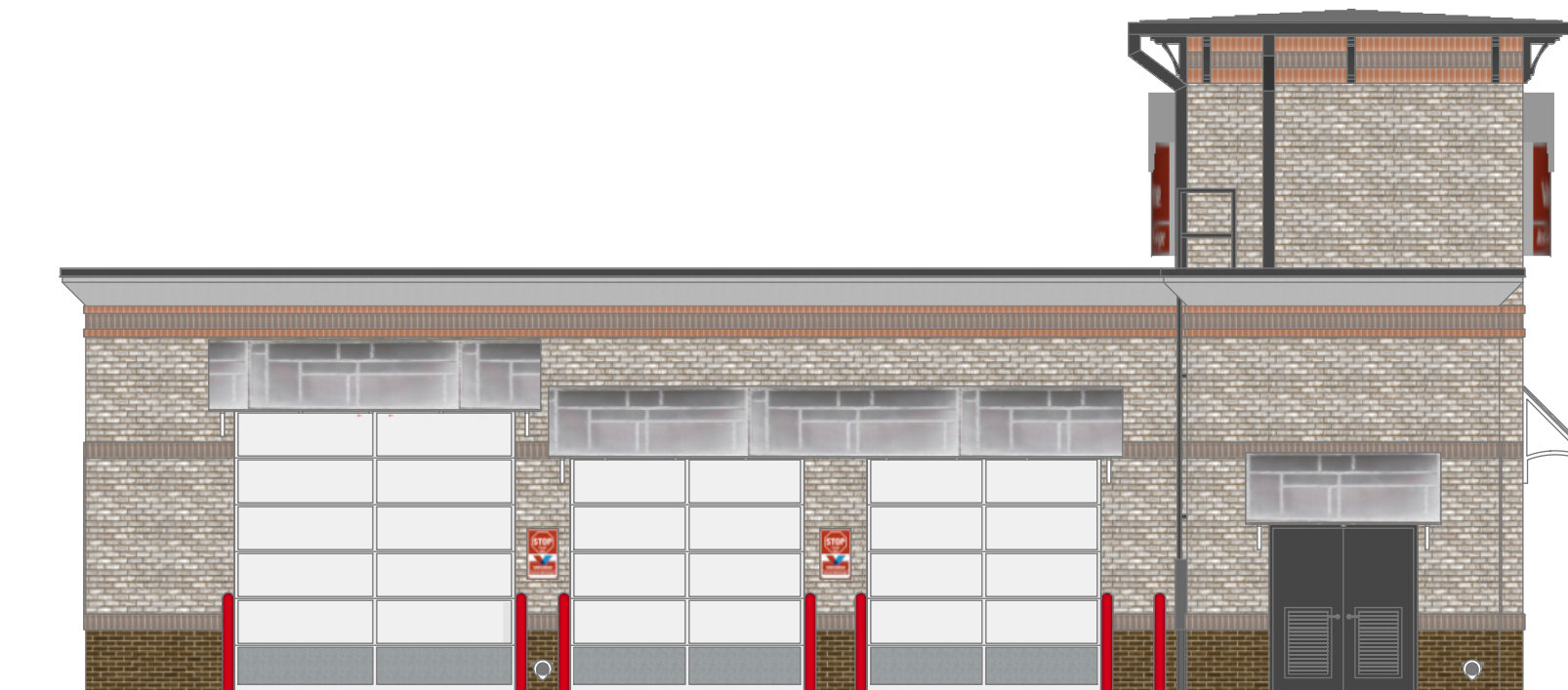
C2.0



FRONT



RIGHT



REAR



LEFT

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
SIGNAGE PERMITTING TO BE A SEPARATE PROCESS.



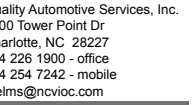
Quality Automotive Services, Inc.
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Charlotte, NC 28227
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Document Date:
February 5, 2023

Valvoline Instant Oil Change
8430 Charlotte Hwy
Indian Land, SC

Elevations



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**8430 Charlotte Hwy
Indian Land, SC**

Perspectives