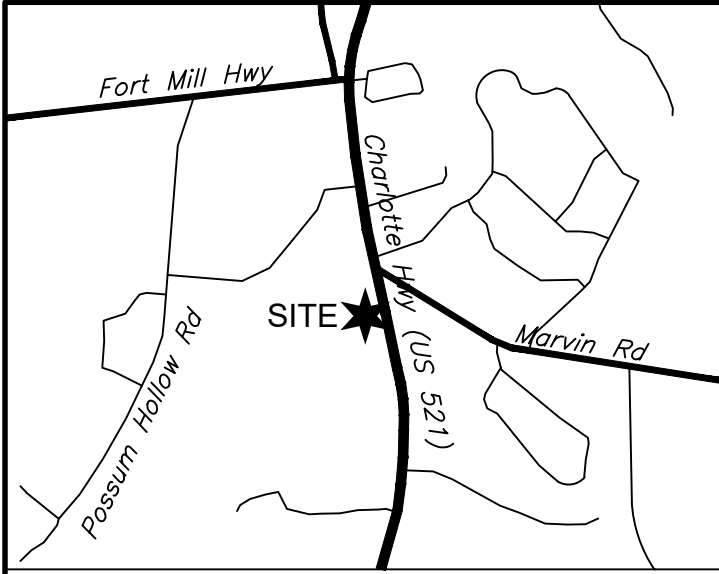




VICINITY MAP
N.T.S.

GENERAL NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. 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 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 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 AND EXCAVATION ACTIVITIES. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- 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 OWNER OR THE ISAACS GROUP, P.C. 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.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 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.
- PROPOSED EXTERIOR ELEVATIONS ALONG BUILDING AND RETAINING WALLS ARE BASED UPON THE SITE GRADING AND DRAINAGE CONSTRAINTS IDENTIFIED BY THE ENGINEER. THE OWNER / DEVELOPER / PROJECT MANAGER IS RESPONSIBLE FOR ENSURING THE ARCHITECT AND STRUCTURAL ENGINEER ARE PROPERLY COORDINATING THE BUILDING EXTERIOR WALL AND RETAINING WALL ELEVATIONS BASED UPON THESE CIVIL DRAWINGS. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- PROPOSED DUMPSTER ENCLOSURES SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY. ALL FINAL STRUCTURAL AND ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR DUMPSTER ENCLOSURES SHALL BE PROVIDED BY OTHERS. THE OWNER / DEVELOPER / PROJECT MANAGER IS RESPONSIBLE FOR ENSURING THE FINAL DUMPSTER ENCLOSURE DETAILS FOR CONSTRUCTION ARE COORDINATED BETWEEN ALL DISCIPLINES. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- 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 PLUMBING PLANS TO ENSURE PROPER COORDINATION AND PLAN CONSISTENCY. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.

SRAM 1 LLC
D.B. 1346, PG. 183
PIN: 0008-00-061.00
ZONED RB
(EX. USE: COMMERCIAL DUMP)

PROP. RETAINING WALL #1
(DESIGNED BY OTHERS)

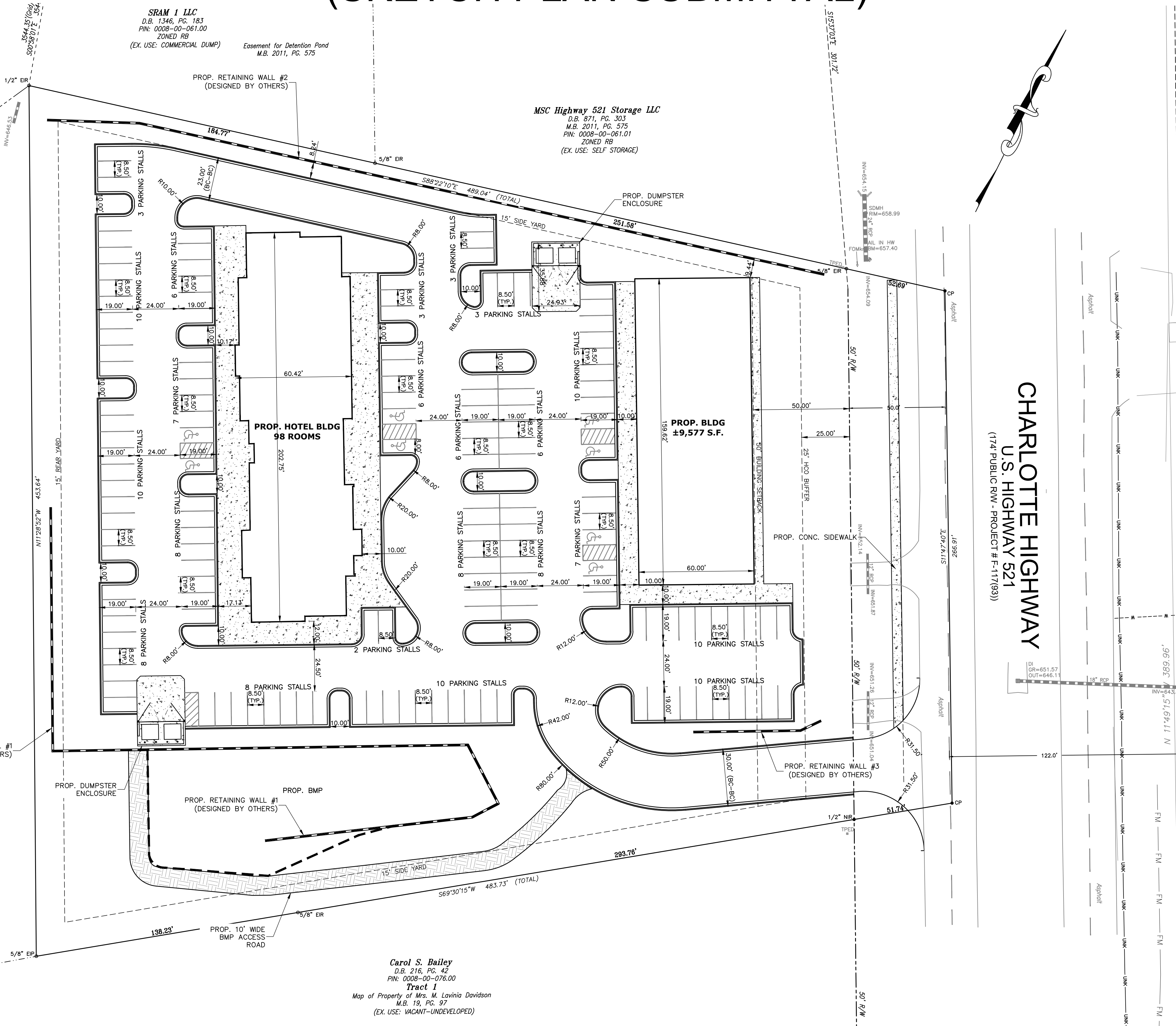
PROP. DUMPSTER ENCLOSURE

PROP. RETAINING WALL #1
(DESIGNED BY OTHERS)

PROP. BMP

PROP. 10' WIDE BMP ACCESS ROAD

Carol S. Bailey
D.B. 216, PG. 42
PIN: 0008-00-076.00
Tract 1
Map of Property of Mrs. M. Lavinia Davidson
M.B. 19, PG. 97
(EX. USE: VACANT--UNDEVELOPED)



CHARLOTTE HIGHWAY
U.S. HIGHWAY 521
(174' PUBLIC R/W - PROJECT # F-117(93))

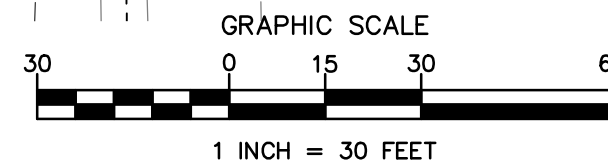
DEVELOPMENT DATA:

OUT PARCEL ACREAGE: 3.94 ACRES
COUNTY: LANCASTER
EXISTING ZONING: GB
OVERLAY ZONING: HIGHWAY CORRIDOR OVERLAY
OVERLAY DISTRICT: FRONT SIDE REAR
MIN. SETBACK: 50' 15' 15'
TAX PARCEL: 0008-00-060
BUILDING 1 PROPOSED USE: HOTEL (98 ROOMS)
BUILDING 2 PROPOSED USE: RETAIL

REQUIRED PARKING:
RB: 1 SPACE PER ROOM
98 SPACES REQUIRED
RETAIL: 4 SPACES PER 1,000 S.F.
(9,577 / 1,000)*4 = 39 SPACES REQUIRED
TOTAL REQUIRED: 137 SPACES
TOTAL PROVIDED: 149 SPACES

SHEET INDEX

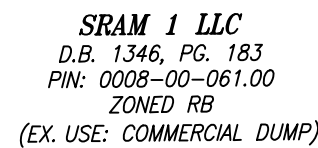
- C0.0 SITE PLAN
- C1.0 EXISTING CONDITIONS
- C2.0 LANDSCAPE PLAN
- C3.0 UTILITY PLAN ALT 1
- C3.1 UTILITY PLAN ALT 2
- C4.0 GRADING PLAN



NO.	BY	DATE	REVISION

PRELIMINARY
FOR REVIEW PURPOSES ONLY

Project:	HWY. 521 HOTEL 9435 CHARLOTTE HWY LANCASTER COUNTY, SOUTH CAROLINA		
Title:	SITE PLAN		
File #	24159-SKETCH.DWG	Date:	01/27/26
Project Egr:	ABC	Design By:	ABC
Drawn By:	OTH	Scale:	1" = 30'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			
C0.0			



SRAM 1 LLC
D.B. 1346, PG. 183
PIN: 0008-00-061.00
ZONED RB
(EX. USE: COMMERCIAL DUMP,
Easement for Detention Pond
M.B. 2011, PG. 575

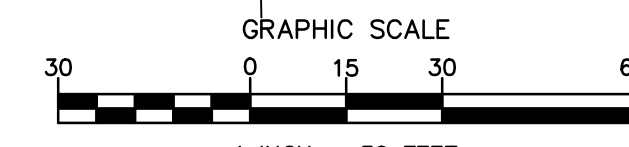
MSC Highway 521 Storage LLC
D.B. 871, PG. 303
M.B. 2011, PG. 575
PIN: 0008-00-061.01
ZONED RB
(EX. USE: SELF STORAGE)

Patricia R. Murphy
D.B. X9, PG. 131
D.B. X9, PG. 133
PIN: 0008-00-060.00
NET AREA
157,765 SQ. FT. 3.6218 ACRES

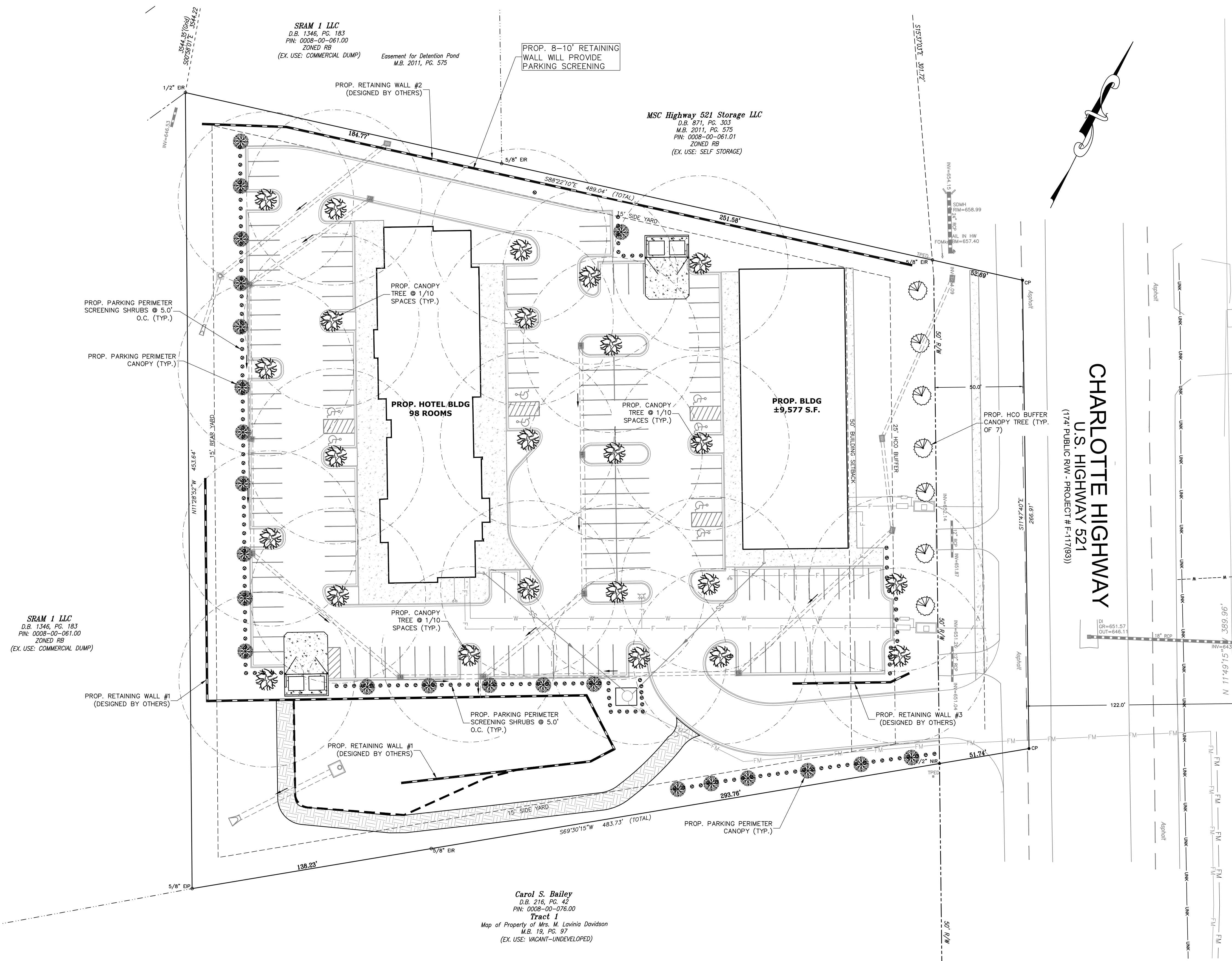
Carol S. Bailey
D.B. 216, PG. 42
PIN: 0008-00-076.00
Tract 1
Map of Property of Mrs. M. Lavinia Davidson
M.B. 19, PG. 97
(EX. USE: VACANT-UNDEVELOPED)

CHARLOTTE HIGHWAY
U.S. HIGHWAY 521
(174th PUBLIC ROW - PROJECT # F-117(93))

PRELIMINARY
FOR REVIEW PURPOSES ONLY



	Project: HWY. 521 HOTEL 9495 CHARLOTTE HWY LANCASTER COUNTY, SOUTH CAROLINA		
	Title: EXISTING CONDITIONS		
	File #24159-SW/CKLING	Date: 01/27/26	Project Egr: ABC Design By: ABC Drawn By: OTH Scale: 1" = 30'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-4440 FAX (704) 527-8335			



PLANTING SCHEDULE AND LEGEND:							
DESCRIPTION	SYMBOL	QTY	TYPE	SCIENTIFIC NAME (COMMON NAME)	CAL. SIZE	HT.(FT.)	DECIDUOUS / EVERGREEN
CORRIDOR BUFFER TREE		7	CANOPY	ACER SACCHARINUM (SUGAR MAPLE)	2.5" CAL.	8-10	DECIDUOUS
PARKING LOT PLANTER TREE		26	CANOPY	ULMUS PARVIFOLIA (LACEBARK ELM)	2.5" CAL.	10-12	EVERGREEN
PROPOSED SHRUB		165	SHRUB	ILEX VOMITORIA 'STOKES DWARF' (DWARF YAUPOON HOLLY)	N/A	36"	
PERIMETER PARKING TREE		23	CANOPY	PRUNUS X YEDOENSIS (YOSHINO CHERRY)	8" HT.	NO	DECIDUOUS

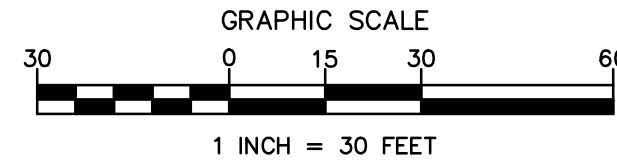
SPECIES MAY BE CHANGED, SO LONG AS THEY ARE FROM THE LANCASTER COUNTY UDO APPROVED PLANT SPECIES TABLE.

LANDSCAPING REQUIREMENTS AND CALCULATIONS:

- HIGHWAY CORRIDOR OVERLAY FRONTAGE BUFFER (ALONG CHARLOTTE HWY)
 - BUFFER WIDTH REQ'D = 25 FT.
 - REQUIRED PLANTINGS = 3 CANOPY TREES / 100 FT.
 - SITE FRONTAGE = 235 FT.
 - CANOPY TREES REQ'D = 234/100 X 3 = 7
 - CANOPY TREES PROVIDED = 7*
- INTERNAL PARKING TREES
 - REQUIRED PLANTINGS = 1 CANOPY TREE PER 10 PARKING SPACES
 - TOTAL PARKING SPACES = 149
 - INTERNAL CANOPY TREES REQ'D = 149 / 10 = 15
 - INTERNAL CANOPY TREES PROVIDED = 26
- PARKING PERIMETER PLANTINGS
 - PLANTING WIDTH REQ'D = 8 FT (CANNOT OVERLAP HCO BUFFER)
 - CANOPY TREES REQ'D = 40' AVG O.C. AROUND PARKING PERIMETER
 - SHRUBS REQ'D = 5' AVG. O.C. AROUND PARKING PERIMETER

CHARLOTTE HIGHWAY
U.S. HIGHWAY 521
(174' PUBLIC R/W - PROJECT # F-117(93))

PRELIMINARY
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION

Project: HWY 521 HOTEL
9495 CHARLOTTE HWY
LANCASTER COUNTY, SOUTH CAROLINA

Title: LANDSCAPE PLAN

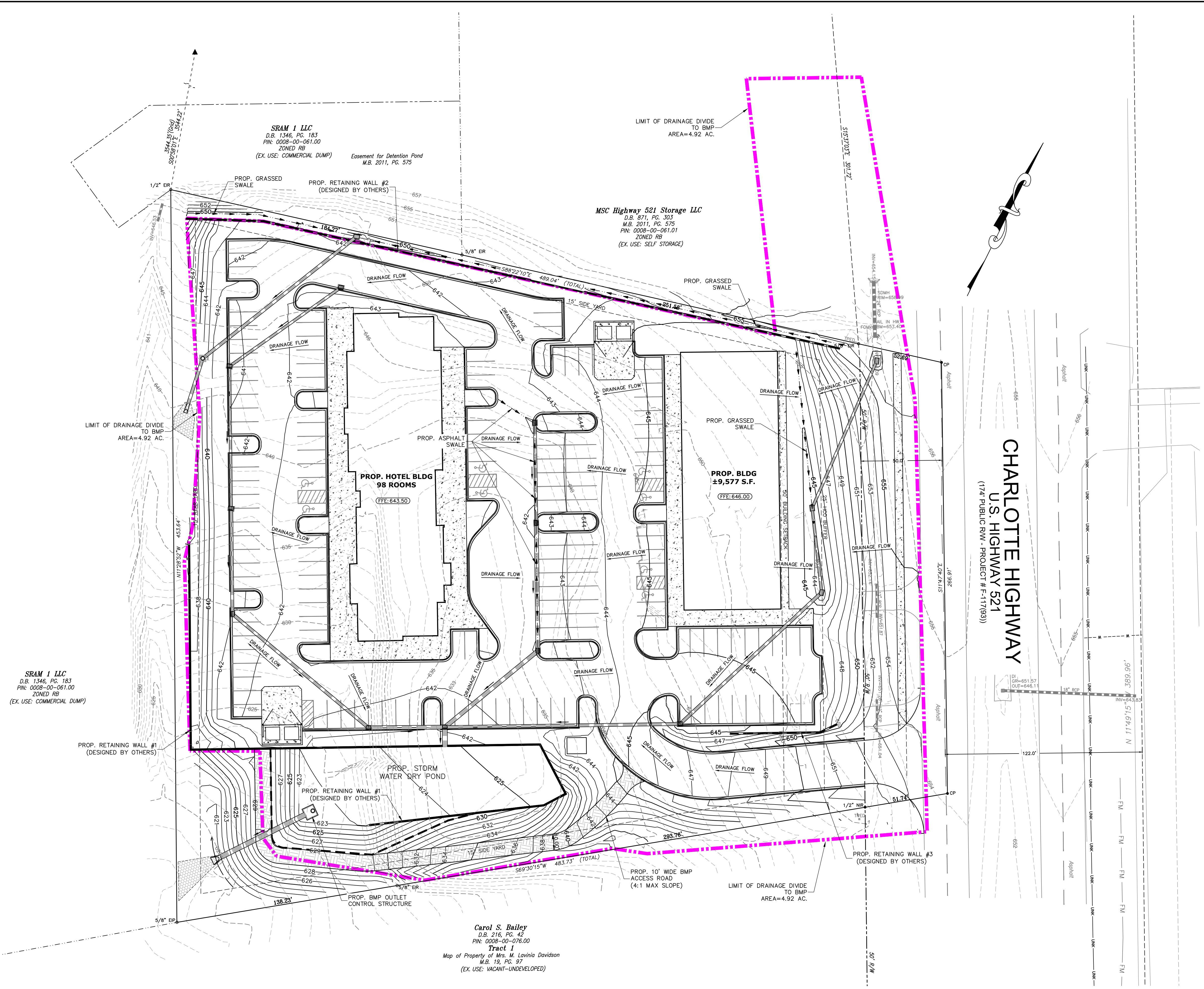
File #24159-SKETCH.DWG
Date: 01/27/26
Project Egr: ABC
Design By: ABC
Drawn By: OTH
Scale: 1" = 30'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

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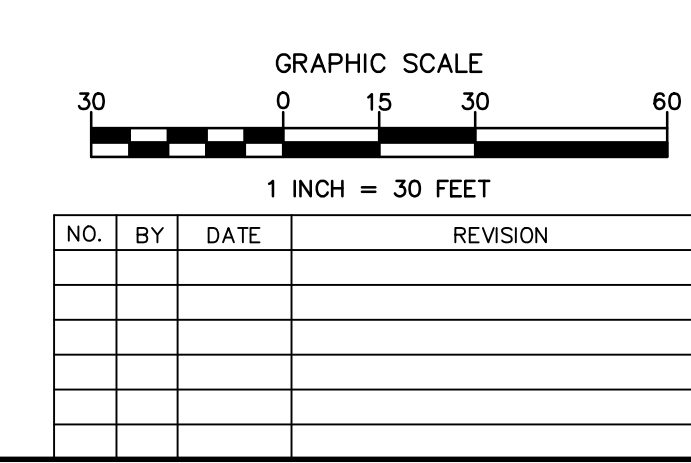
C2.0

APPROX. BMP CALCS:
CONTRIBUTING AREA 4.92 AC
PROJECT BUA = 80% OF TOTAL PROJECT AREA
REQUIRED VOLUME = 4.92 * 0.25 AC/FT = 53,579 C.F.
DEPTH OF POND PROVIDED= 6.00 FT.
TOTAL VOLUME PROVIDED= 62,050 C.F.



CHARLOTTE HIGHWAY
U.S. HIGHWAY 521
(174 PUBLIC RW - PROJECT # F-117(93))

PRELIMINARY
FOR REVIEW PURPOSES ONLY



Project: HWY 521 HOTEL	
9495 CHARLOTTE HWY LANCASTER COUNTY, SOUTH CAROLINA	
Title: GRADING PLAN	
File #24159-SKETCH.DWG	Date: 01/27/26
Project Egr: ABC	Design By: ABC
Drawn By: OTH	Scale: 1" = 30'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335	
C4.0	