

# LANDIS RIDGE PHASE 2A

## SITE DEVELOPMENT PLANS

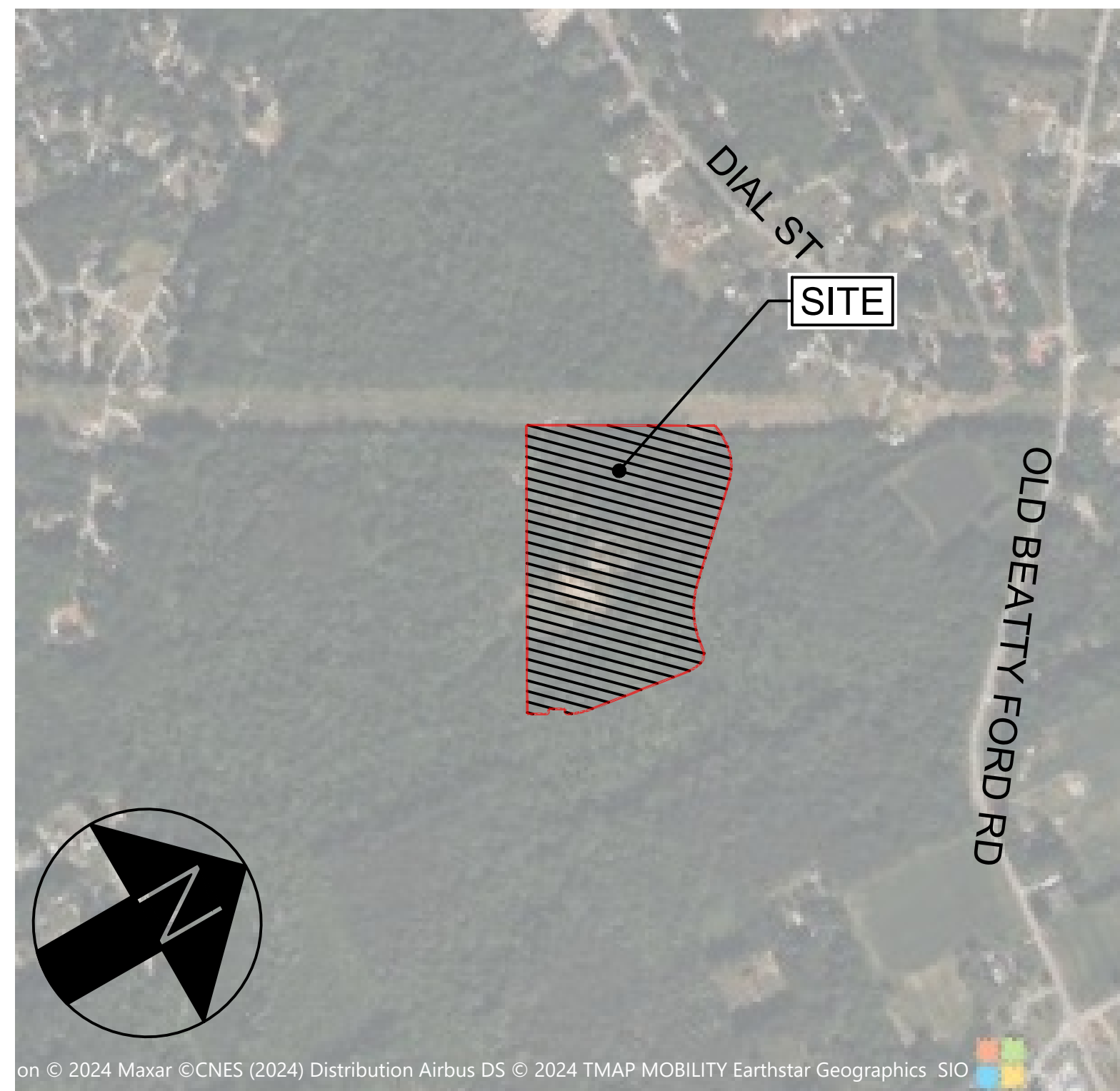
OLD BEATTY FORD ROAD  
TOWN OF LANDIS,  
ROWAN COUNTY, NC

NOVEMBER 14TH, 2024  
PROJECT #: TBD

SITE DATA TABLE:	
PROJECT:	LANDIS RIDGE PHASE 2A
PROPERTY OWNER:	JSC-CCI LANDIS II LLC 4890 ALPHA RD SUITE 100 DALLAS, TX 75244-4639
DEVELOPER:	SUNCAP PROPERTY GROUP
PIN:	5625-18-41-9778
DEED REFERENCE:	DB: 1438 PG:296
PROPERTY ADDRESS:	0 OLD BEATTY FORD ROAD, LANDIS, NC
JURISDICTION:	TOWN OF LANDIS
EXISTING ZONING:	IND
PARCEL ACREAGE:	15.17 ACRES
LIMITS OF DISTURBANCE:	20.00 ACRES
WETLANDS DISTURBED:	0.00 ACRES
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	INDUSTRIAL
EXISTING IMPERVIOUS:	0 SF OR 0% OF TOTAL SITE
PROPOSED IMPERVIOUS:	399,859 SF OR 54.00% OF TOTAL LOD
BUILDING COVERAGE:	26.35% OF TOTAL LOD
PARKING:	
INDUSTRIAL #1 PROPOSED PARKING:	46 SPACES - INCLUDES 2 ADA SPACES
PROPOSED PUBLIC WATER TAPS:	2 TAPS
PROPOSED PUBLIC HYDRANTS:	5 HYDRANTS
PROPOSED PUBLIC WATERLINE:	2,385 LF OF 12" LINE
PROPOSED PUBLIC SEWERLINE:	0 LF OF PUBLIC LINE

Irrigation?

WE HAVE  
UPDATED THIS  
VALUE TO 3 TAPS  
FOR THE  
IRRIGATION TAP



VICINITY MAP  
SCALE 1" = 500'



CONTACT:  
AUBREE FREELY  
AFREELY@ARCODB.COM

FDC LOCATION IS NOW  
SHOWN ON SHEET C4.02  
AFTER CONVERSATION WITH  
FIRE MARSHALL

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C2.01	ALTA
C2.02	ALTA
C3.00	OVERALL SITE PLAN
C3.01	SITE PLAN 'A'
C3.02	SITE PLAN 'B'
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN 'A'
C4.02	UTILITY PLAN 'B'
C4.03	SANITARY SEWER PROFILE
C4.04	PUBLIC WATER LINE PROFILE I
C4.05	PUBLIC WATER LINE PROFILE II
C5.00	OVERALL GRADING PLAN
C5.01	GRADING PLAN 'A'
C5.02	GRADING PLAN 'B'
C5.03	ADA INSET
C5.50	OVERALL DRAINAGE PLAN
C5.51	DRAINAGE PLAN 'A'
C5.52	DRAINAGE PLAN 'B'
C6.01	PUBLIC ROAD B PROFILE
C7.10	EC STAGE 1 OVERALL
C7.11	EC STAGE 1 A
C7.12	EC STAGE 1 B
C7.20	EC STAGE 2 OVERALL
C7.21	EC STAGE 2 A
C7.22	EC STAGE 2 B
C7.30	EC STAGE 3 OVERALL
C7.31	EC STAGE 3 A
C7.32	EC STAGE 3 B
C8.00	OVERALL LANDSCAPING
C8.01	LANDSCAPING A
C8.02	LANDSCAPING B
C8.03	LANDSCAPE DETAILS
C9.00	SITE DETAILS I
C9.01	SITE DETAILS II
C9.02	UTILITY DETAILS I
C9.03	UTILITY DETAILS II
C9.04	EC DETAILS
C9.05	NCG01

Andrew King (Rowan County FMO) - 12-19-24  
- FDC Location not shown  
- Hydrant 100' of FDC for supply

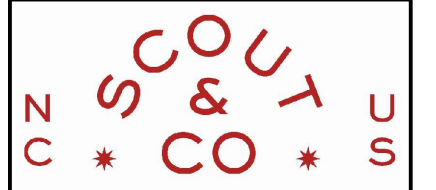
MG (Chief of Police) - 12/20/24  
KY - 12/20/24

BA (Public Works Director) - 12/20/24  
Landis Fire Chief - 12-23-24

**ARCO**

DESIGN/BUILD

4000 WESTCHASE BLVD., SUITE 450  
RALEIGH, NC 27607 P:919.573.9824



SCOUT & CO. ENGINEERING, P.C. | NCBELS: C-5153

PROJECT TITLE

LANDIS RIDGE PHASE  
2A

OWNER P: 706.202.7143  
JSC-CCI LANDIS II LLC  
4890 ALPHA RD SUITE 100  
DALLAS, TX 75244-4639

CIVIL ENGINEER P: 919.537.9824  
SCOUT & CO. ENGINEERING  
4000 WESTCHASE BOULEVARD, SUITE 450  
RALEIGH, NC 27607

SURVEYOR P: 704.864.9007  
CLONINGER BELL  
107 RIVERSIDE DR.  
MCADEVILLE, NC 28101

DEVELOPER P: 919.573.9824  
ARCO DESIGN/BUILD  
4000 WESTCHASE BOULEVARD SUITE 450  
RALEIGH, NC 27607

GEOTECH P: 704.525.2003  
GEOSCIENCE GROUP INC.  
500 CLANTON ROAD SUITE K  
CHARLOTTE, NC 28217

FOR REVIEW ONLY

ALL CONSTRUCTION TO BE PERFORMED  
IN ACCORDANCE WITH ALL CURRENT  
TOWN OF LANDIS, ROWAN COUNTY,  
NCDEQ, AND NCDOT STANDARDS,  
SPECIFICATIONS, AND DETAILS



SEAL



FIRST SUBMITTAL DATE 11/14/2024

REVISIONS

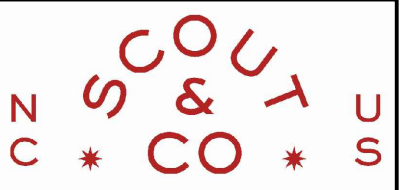
PROJECT NO. CHECKED BY DRAWN BY  
GJZ LWC

SHEET TITLE

COVER SHEET

SHEET NO.

C0.00



PROJECT TITLE

LANDIS RIDGE PHASE  
2A

OWNER  
JSC-CCI LANDIS II LLC  
4890 ALPHA RD SUITE 100  
DALLAS, TX 75244-4639

CIVIL ENGINEER  
SCOUT & CO. ENGINEERING  
4000 WESTCHASE BOULEVARD, SUITE 450  
RALEIGH, NC 27607

SURVEYOR  
CLONINGER BELL  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101

DEVELOPER  
ARCO DESIGN/BUILD  
4000 WESTCHASE BOULEVARD SUITE 450  
RALEIGH, NC 27607

GEOTECH  
GEOSCIENCE GROUP INC.  
500 CLANTON ROAD SUITE K  
CHARLOTTE, NC 28217

FOR REVIEW ONLY  
ALL CONSTRUCTION TO BE PERFORMED  
IN ACCORDANCE WITH ALL CURRENT  
TOWN OF LANDIS, ROWAN COUNTY,  
NCDEQ, AND NCDOT STANDARDS,  
SPECIFICATIONS, AND DETAILS



FIRST SUBMITTAL DATE 11/14/2024

REVISIONS

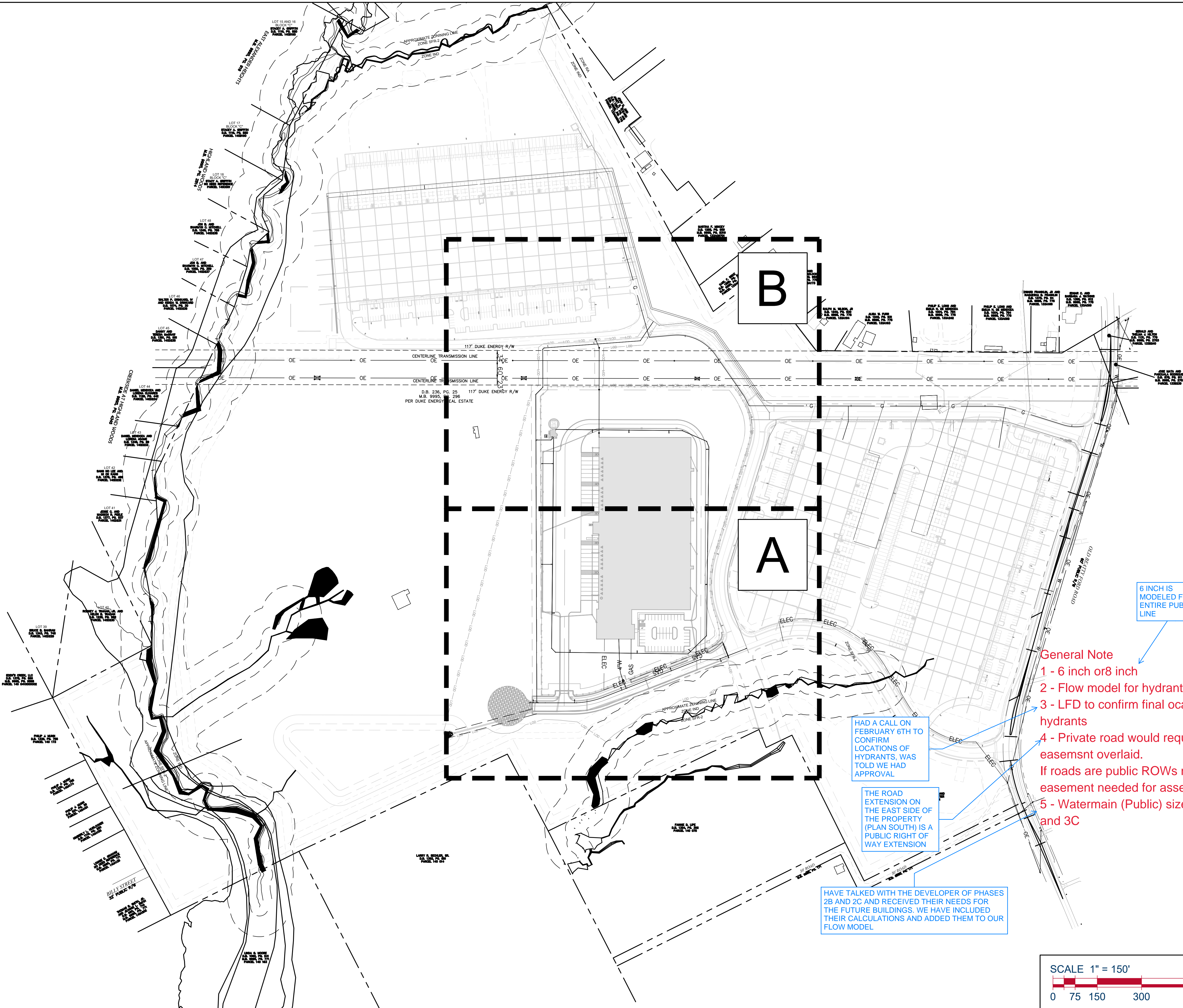
PROJECT NO. CHECKED BY GJZ DRAWN BY LWC

SHEET TITLE

# OVERALL UTILITY PLAN

SHEET NO.

# C4.00



HAD A CALL ON FEBRUARY 6TH TO CONFIRM LOCATIONS OF HYDRANTS. WAS TOLD WE HAD APPROVAL

THE ROAD EXTENSION ON THE EAST SIDE OF THE PROPERTY (PLAN SOUTH) IS A PUBLIC RIGHT OF WAY EXTENSION

HAVE TALKED WITH THE DEVELOPER OF PHASES 2B AND 2C AND RECEIVED THEIR NEEDS FOR THE FUTURE BUILDINGS. WE HAVE INCLUDED THEIR CALCULATIONS AND ADDED THEM TO OUR FLOW MODEL

FLOW MODEL IS PROVIDED IN THIS PACKAGE

6 INCH IS MODELED FOR THE ENTIRE PUBLIC LINE

- General Note**
- 1 - 6 inch or 8 inch
  - 2 - Flow model for hydrant flows
  - 3 - LFD to confirm final location of all hydrants
  - 4 - Private road would require a public utility easement overlaid.
- If roads are public ROWs no overlay easement needed for assets in ROW
- 5 - Watermain (Public) sized to support 3B and 3C



PROJECT TITLE  
**LANDIS RIDGE PHASE 2A**

OWNER  
JSC-CCI LANDIS II LLC  
4890 ALPHA RD SUITE 100  
DALLAS, TX 75244-4639

CIVIL ENGINEER  
SCOUT & CO. ENGINEERING  
4000 WESTCHASE BOULEVARD, SUITE 450  
RALEIGH, NC 27607

SURVEYOR  
CLONINGER BELL  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101

DEVELOPER  
ARCO DESIGN/BUILD  
4000 WESTCHASE BOULEVARD SUITE 450  
RALEIGH, NC 27607

GEOTECH  
GEOSCIENCE GROUP INC.  
500 CLANTON ROAD SUITE K  
CHARLOTTE, NC 28217

FOR REVIEW ONLY  
ALL CONSTRUCTION TO BE PERFORMED  
IN ACCORDANCE WITH ALL CURRENT  
TOWN OF LANDIS, ROWAN COUNTY,  
NCDEQ, AND NCDOT STANDARDS,  
SPECIFICATIONS, AND DETAILS



FIRST SUBMITTAL DATE 11/14/2024

NO.	REVISIONS

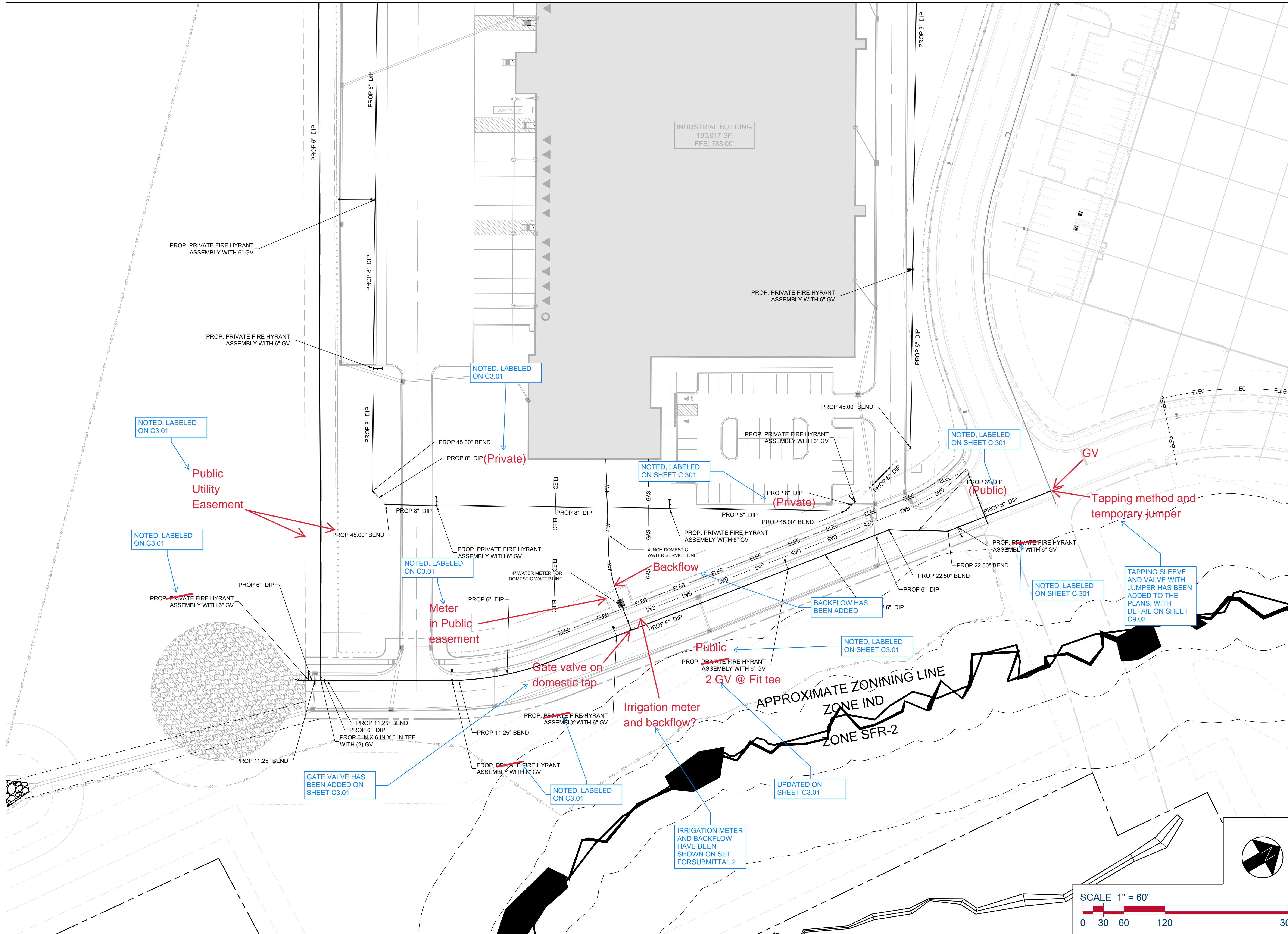
PROJECT NO. GJZ CHECKED BY LWC DRAWN BY

SHEET TITLE

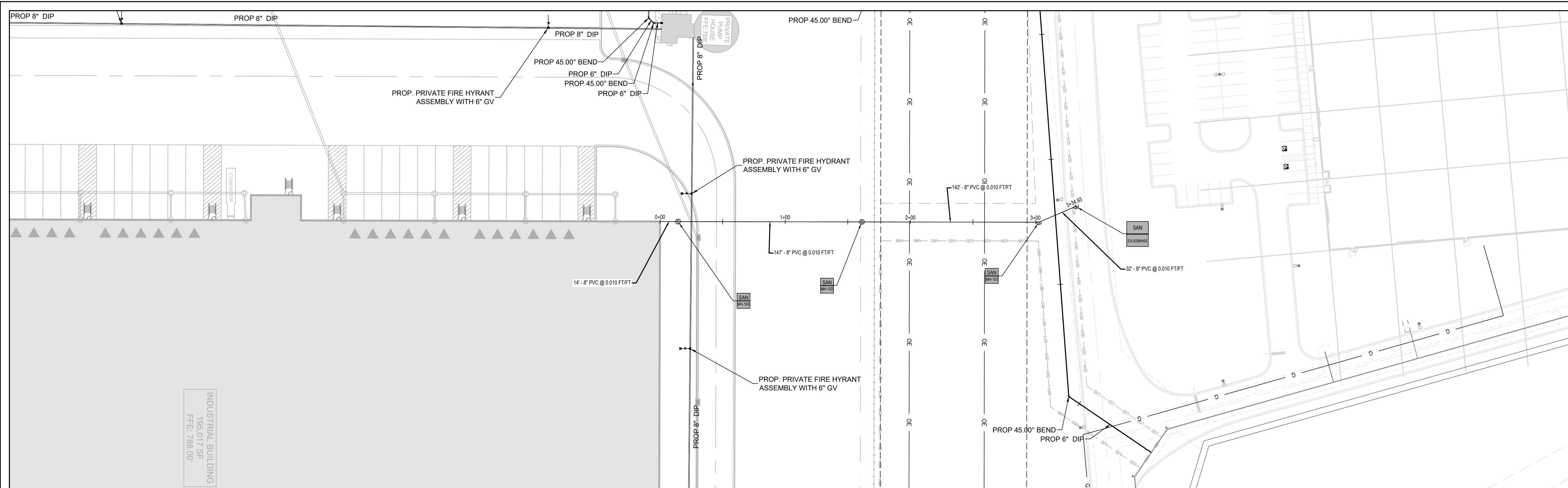
**UTILITY PLAN  
'A'**

SHEET NO.

**C4.01**







INDUSTRIAL BUILDING  
195,017 SF  
FFE: 788.00'

**ARCO**  
**DESIGN/BUILD**  
4000 WESTCHASE BLVD., SUITE 450  
RALEIGH, NC 27607 P: 919.573.9824

**SCOUT & CO. ENGINEERING, P.C.**  
NCBELS: C-5153

PROJECT TITLE  
**LANDIS RIDGE PHASE 2A**

OWNER  
JSC-CCI LANDIS II LLC  
4890 ALPHA RD SUITE 100  
DALLAS, TX 75244-4639  
P: 706.202.7143

CIVIL ENGINEER  
SCOUT & CO. ENGINEERING  
4000 WESTCHASE BOULEVARD, SUITE 450  
RALEIGH, NC 27607  
P: 919.537.9824

SURVEYOR  
CLONINGER BELL  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101  
P: 704.864.9007

DEVELOPER  
ARCO DESIGN/BUILD  
4000 WESTCHASE BOULEVARD SUITE 450  
RALEIGH, NC 27607  
P: 919.573.9824

GEOTECH  
GEOSCIENCE GROUP INC.  
500 CLANTON ROAD SUITE K  
CHARLOTTE, NC 28217  
P: 704.525.2003

FOR REVIEW ONLY  
ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH ALL CURRENT TOWN OF LANDIS, ROWAN COUNTY, NCDEQ, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

**811** Know what's below.  
811 before you dig.

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER  
G. R. ENGINEER  
J. ZURAWSKI

FIRST SUBMITTAL DATE 11/14/2024

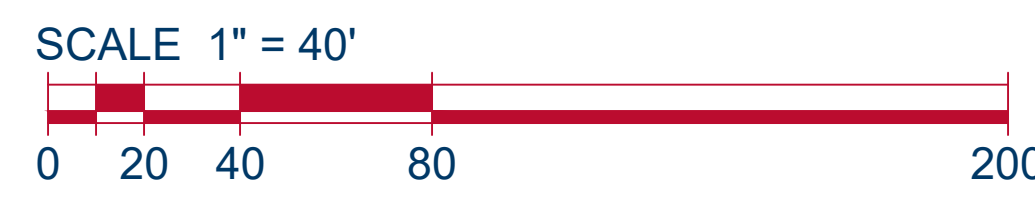
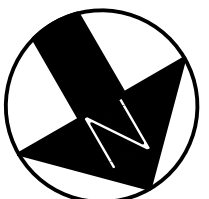
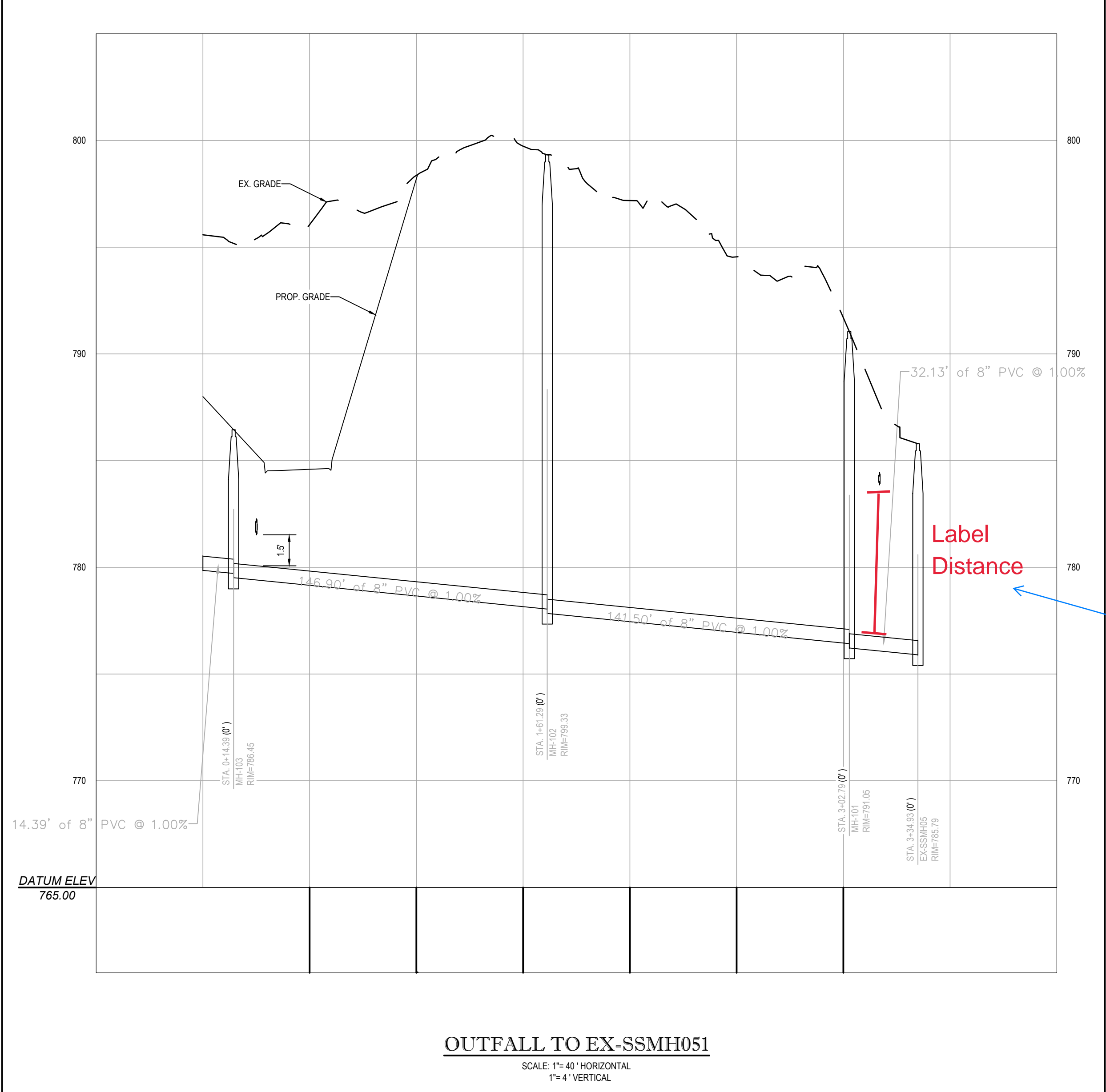
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. CHECKED BY GJZ DRAWN BY LWC

SHEET TITLE  
**SANITARY SEWER PROFILE**

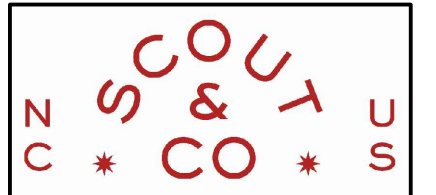
SHEET NO.  
**C4.03**



DISTANCE HAS BEEN LABELED ON SHEET C4.03

OUTFALL TO EX-SSMH051

SCALE: 1" = 40' HORIZONTAL  
1" = 4' VERTICAL



PROJECT TITLE

LANDIS RIDGE PHASE 2A

OWNER JSC-CCI LANDIS II LLC P: 706.202.7143  
4890 ALPHA RD SUITE 100  
DALLAS, TX 75244-4639

CIVIL ENGINEER SCOUT & CO. ENGINEERING P: 919.537.9824  
4000 WESTCHASE BOULEVARD, SUITE 450  
RALEIGH, NC 27607

SURVEYOR CLONINGER BELL P: 704.864.9007  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101

DEVELOPER ARCO DESIGN/BUILD P: 919.573.9824  
4000 WESTCHASE BOULEVARD SUITE 450  
RALEIGH, NC 27607

GEOTECH GEOSCIENCE GROUP INC. P: 704.525.2003  
500 CLANTON ROAD SUITE K  
CHARLOTTE, NC 28217

FOR REVIEW ONLY

ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH ALL CURRENT TOWN OF LANDIS, ROWAN COUNTY, NCDEQ, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



SEAL



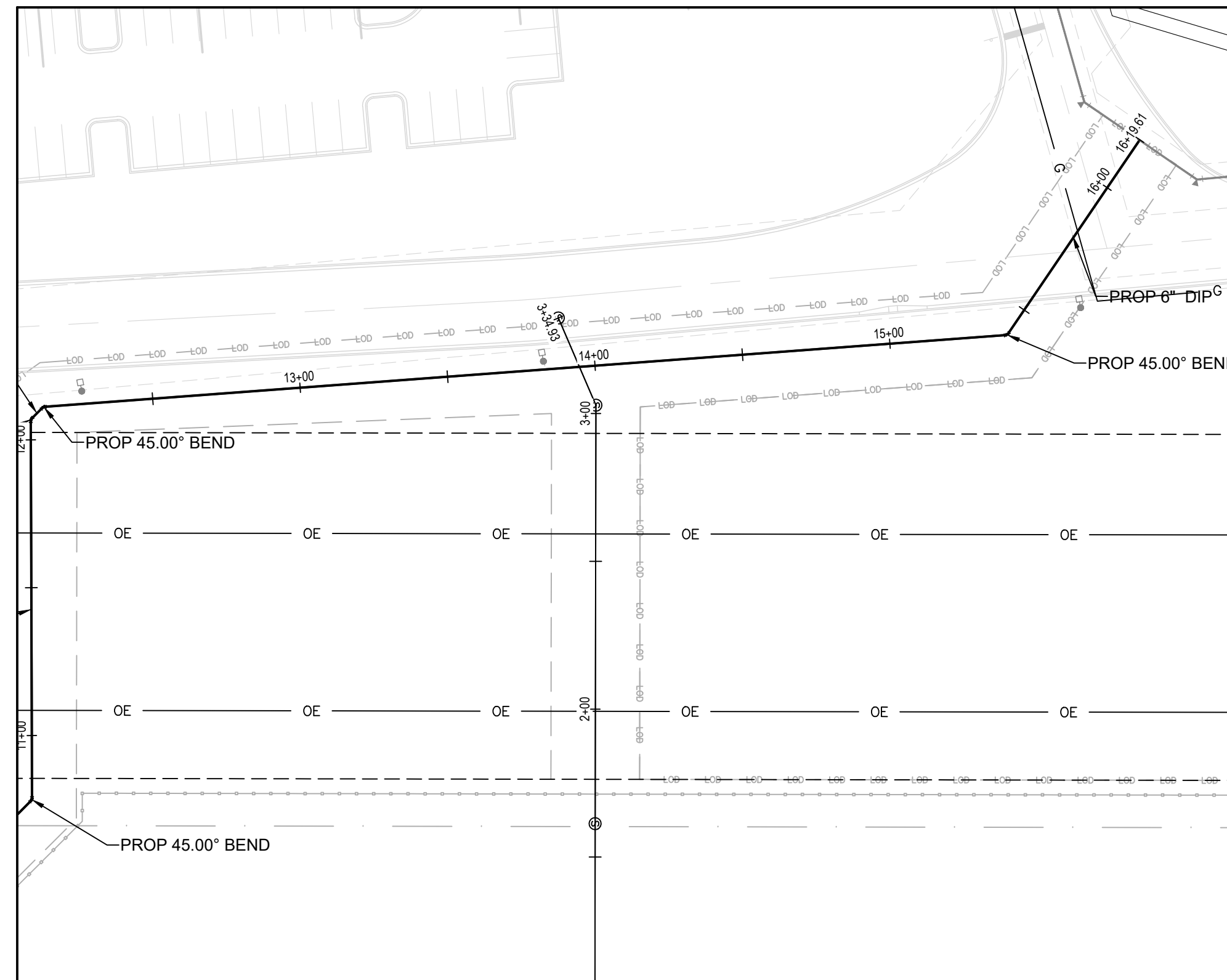
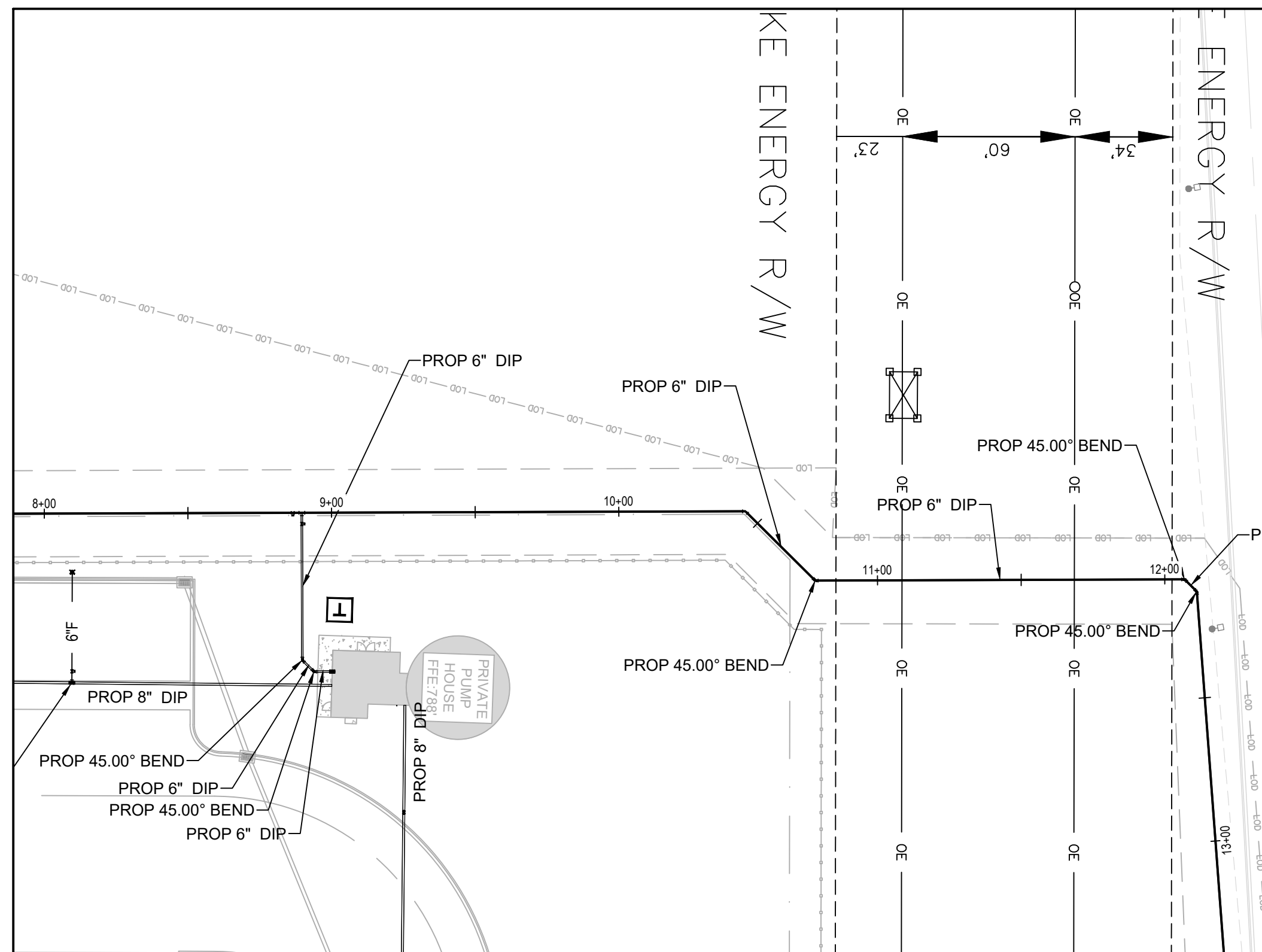
FIRST SUBMITTAL DATE 11/14/2024

REVISIONS

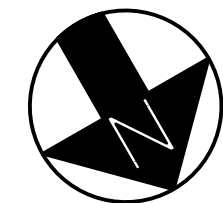
PROJECT NO. CHECKED BY GJZ DRAWN BY LWC

SHEET TITLE  
**PUBLIC WATER LINE PROFILE II**

SHEET NO.  
**C4.05**

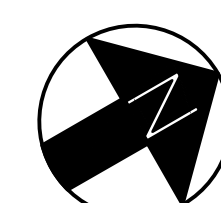


SCALE 1" = 40'

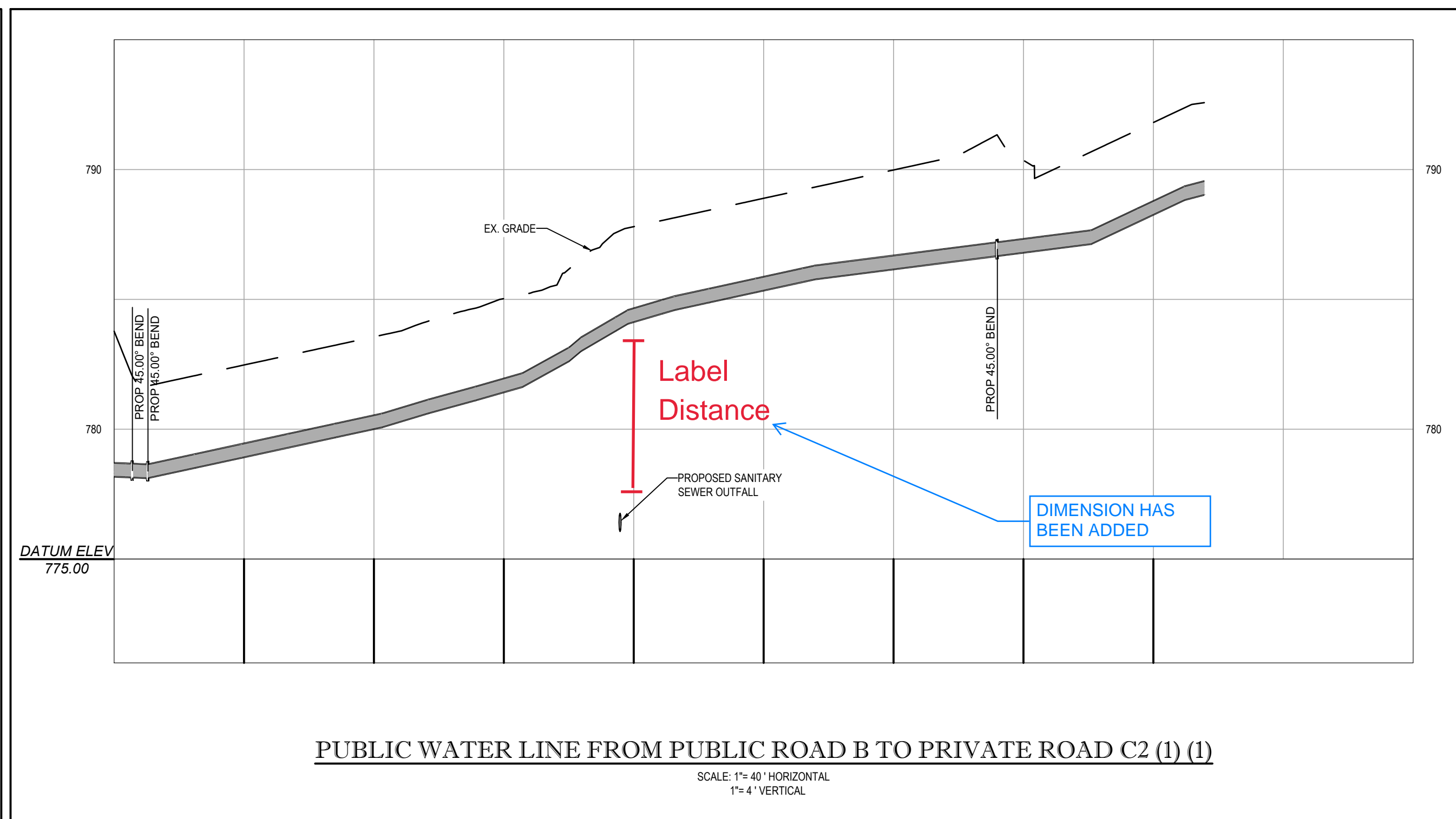
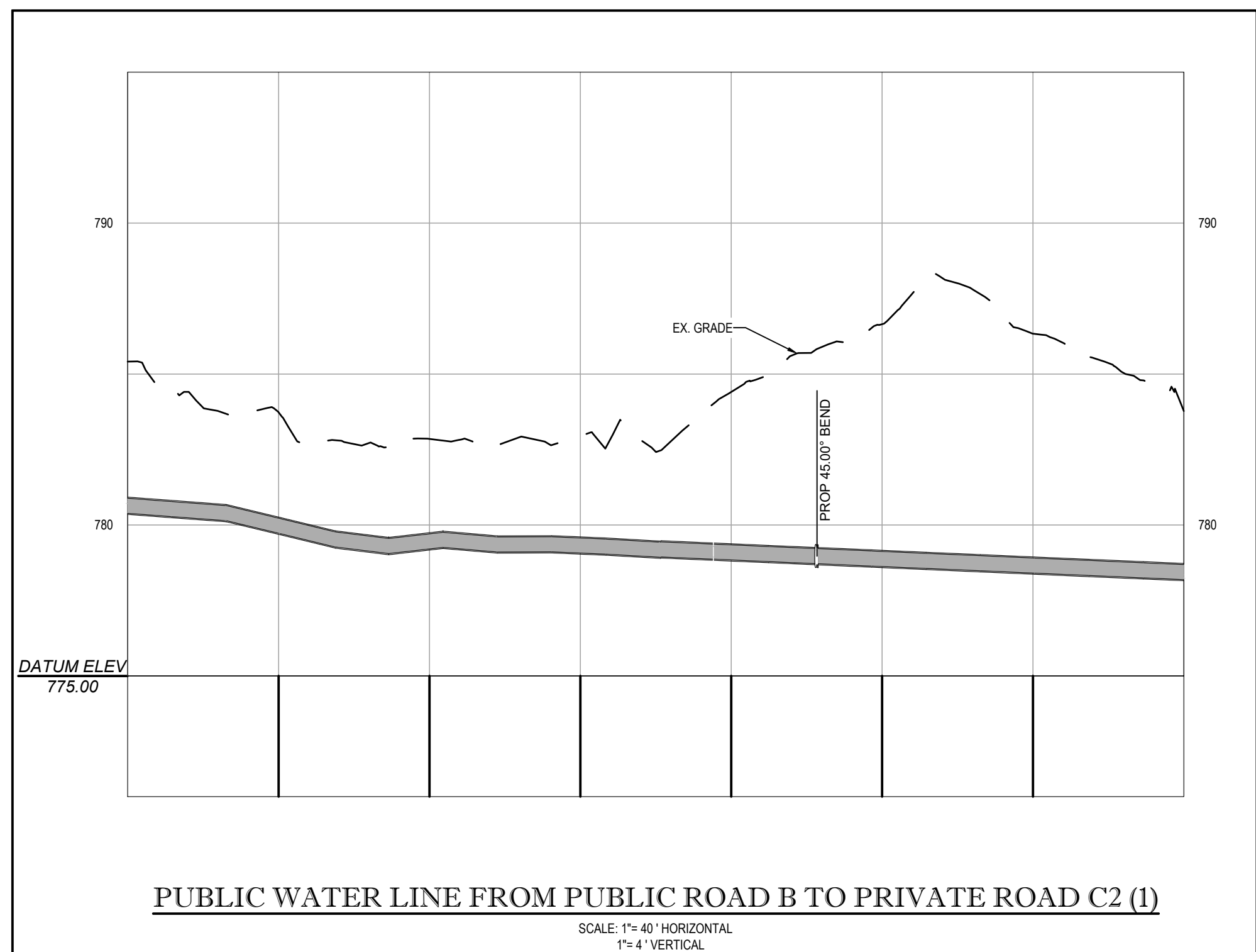


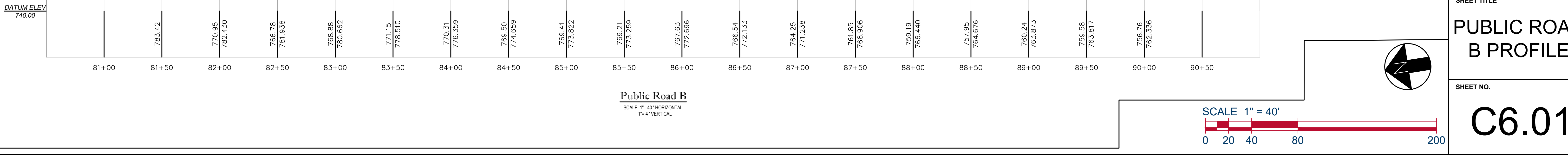
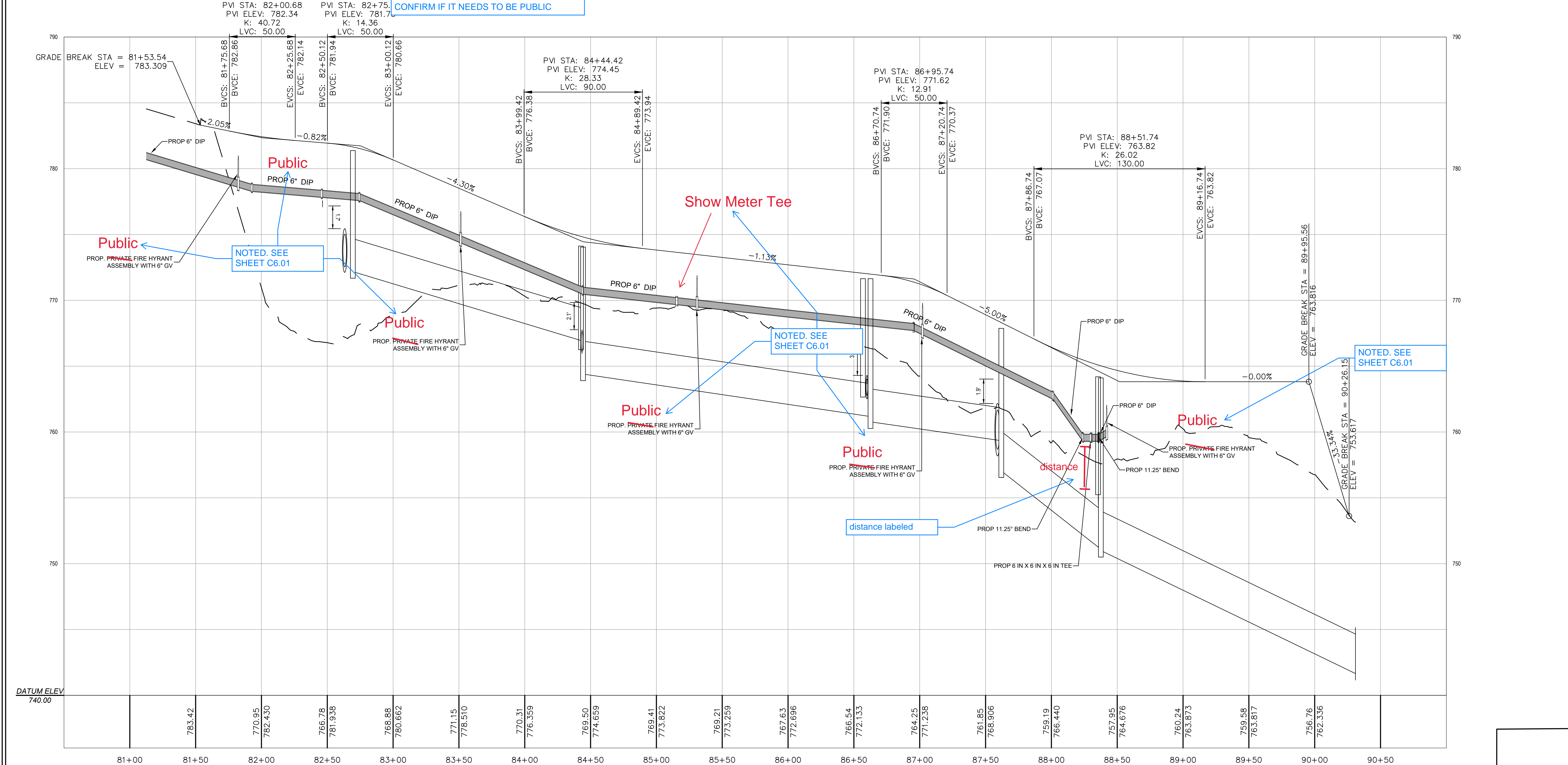
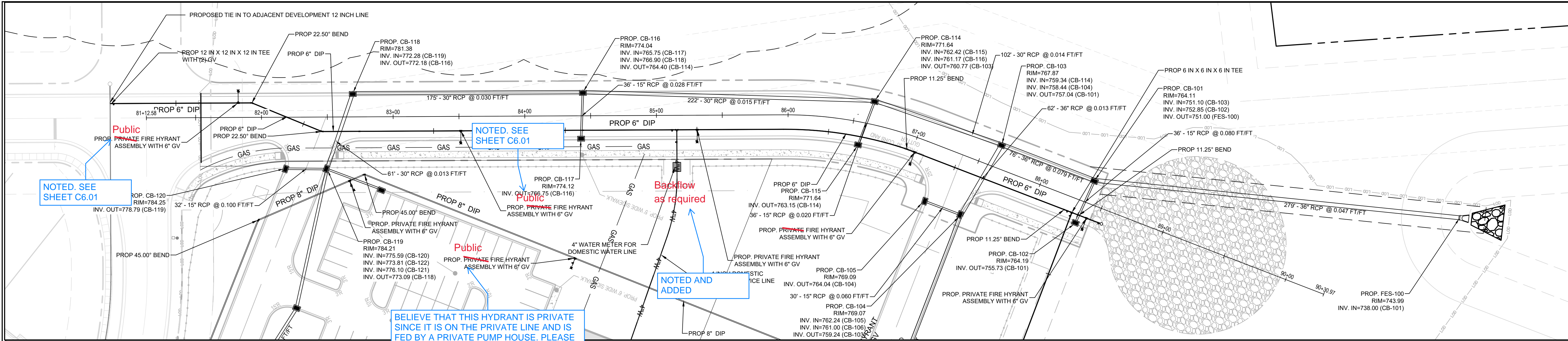
General Comment  
Maintain Slope and  
cross slope grades

NOTED.



SCALE 1" = 40'





**PROJECT TITLE**  
**LANDIS RIDGE PHASE 2A**

**OWNER** P: 706.202.7143  
 JSC-CCI LANDIS II LLC  
 4890 ALPHA RD SUITE 100  
 DALLAS, TX 75244-4639

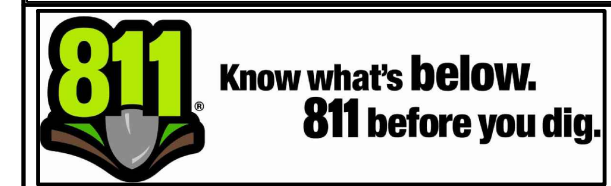
**CIVIL ENGINEER** P: 919.537.9824  
 SCOUT & CO. ENGINEERING  
 4000 WESTCHASE BOULEVARD, SUITE 450  
 RALEIGH, NC 27607

**SURVEYOR** P: 704.864.9007  
 CLONINGER BELL  
 107 RIVERSIDE DR.  
 MCADENVILLE, NC 28101

**DEVELOPER** P: 919.573.9824  
 ARCO DESIGN/BUILD  
 4000 WESTCHASE BOULEVARD SUITE 450  
 RALEIGH, NC 27607

**GEOTECH** P: 704.525.2003  
 GEOSCIENCE GROUP INC.  
 500 CLANTON ROAD SUITE K  
 CHARLOTTE, NC 28217

FOR REVIEW ONLY  
 ALL CONSTRUCTION TO BE PERFORMED  
 IN ACCORDANCE WITH ALL CURRENT  
 TOWN OF LANDIS, ROWAN COUNTY,  
 NCDOT, AND NCDOT STANDARDS,  
 SPECIFICATIONS, AND DETAILS



FIRST SUBMITTAL DATE 11/14/2024

**REVISIONS**

No.	Description

PROJECT NO. CHECKED BY GJZ DRAWN BY LWC

**SHEET TITLE**  
**PUBLIC ROAD B PROFILE**

SHEET NO.  
**C6.01**

FOR REVIEW ONLY  
ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH ALL CURRENT TOWN OF LANDIS, ROWAN COUNTY, NCDEQ, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

**811** Know what's below.  
811 before you dig.



FIRST SUBMITTAL DATE 11/14/2024  
REVISIONS

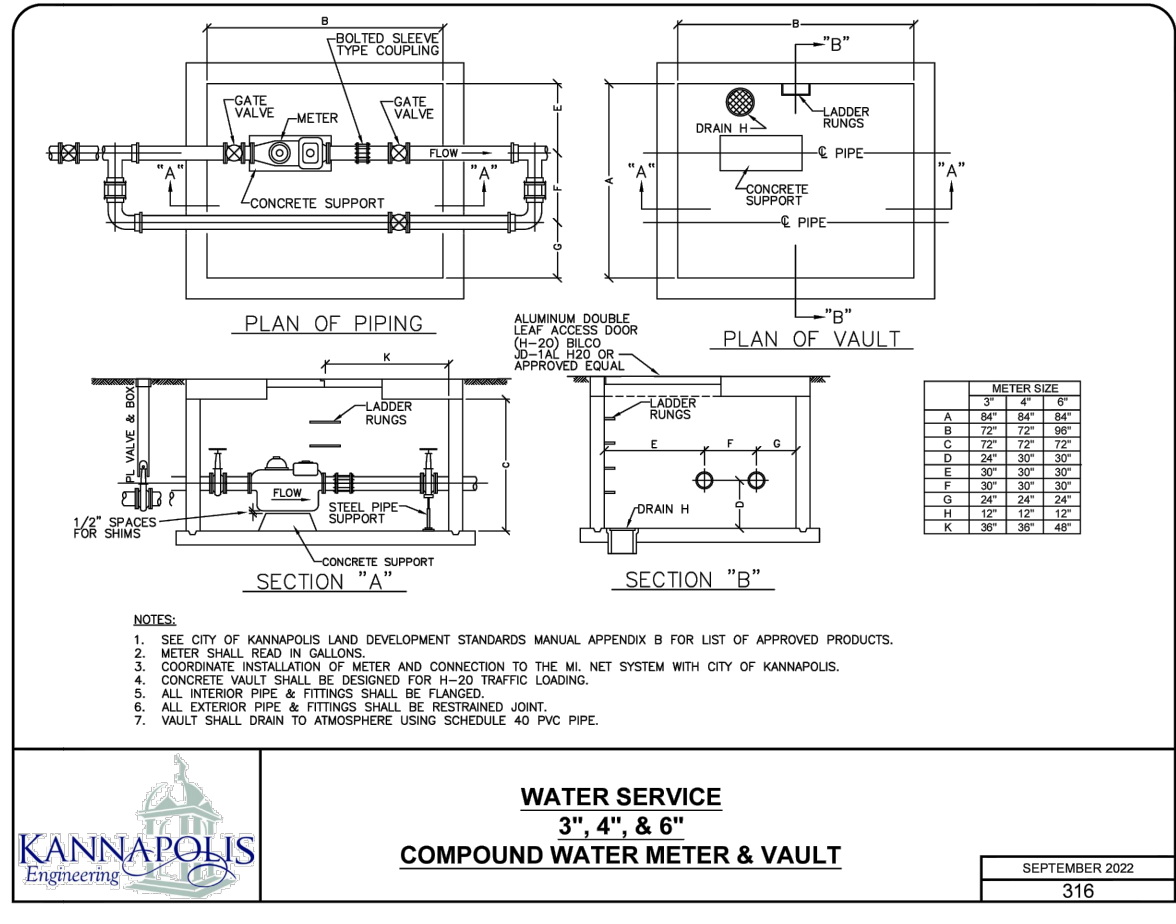
PROJECT NO. CHECKED BY GJZ DRAWN BY LWC

SHEET TITLE

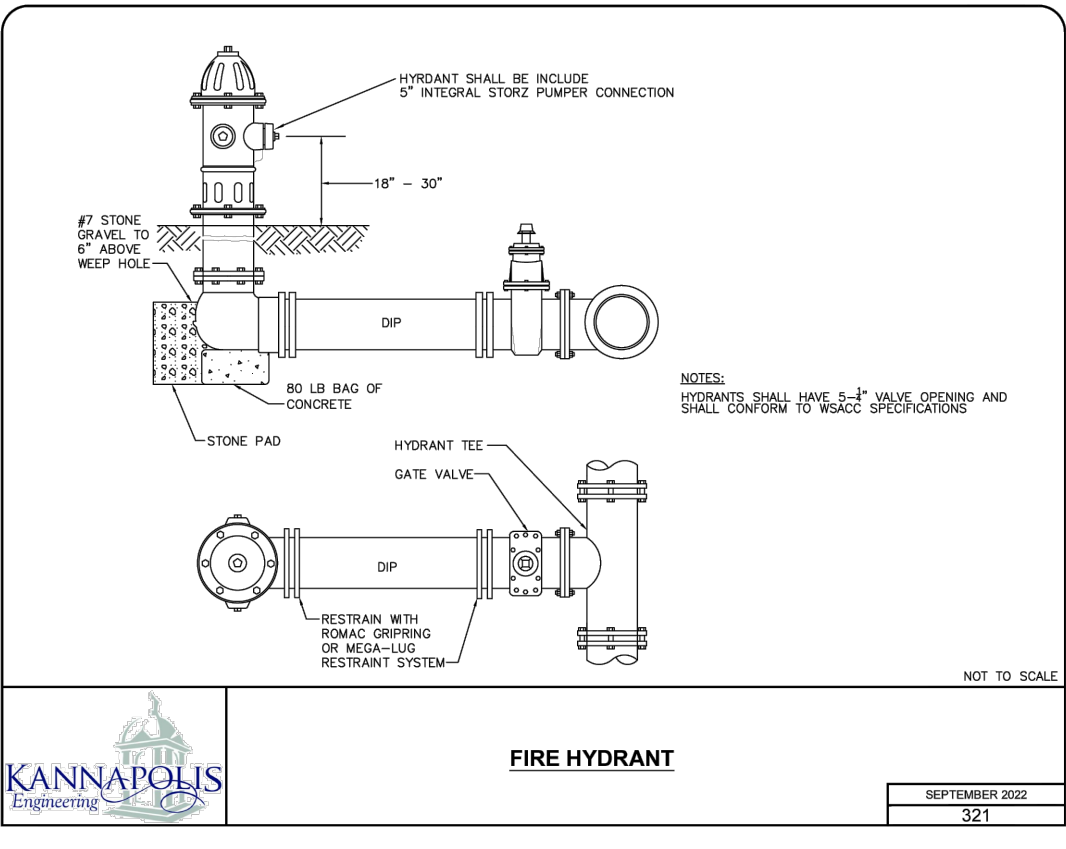
**UTILITY DETAILS I**

SHEET NO.

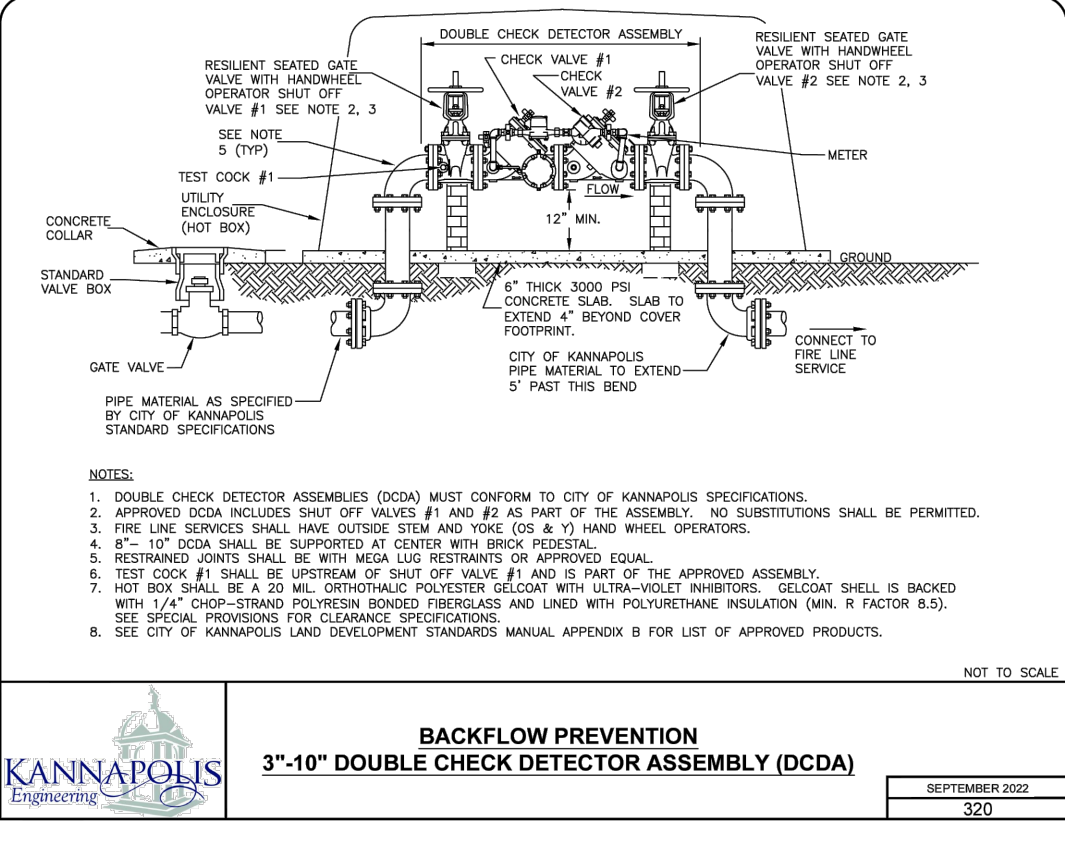
**C9.02**



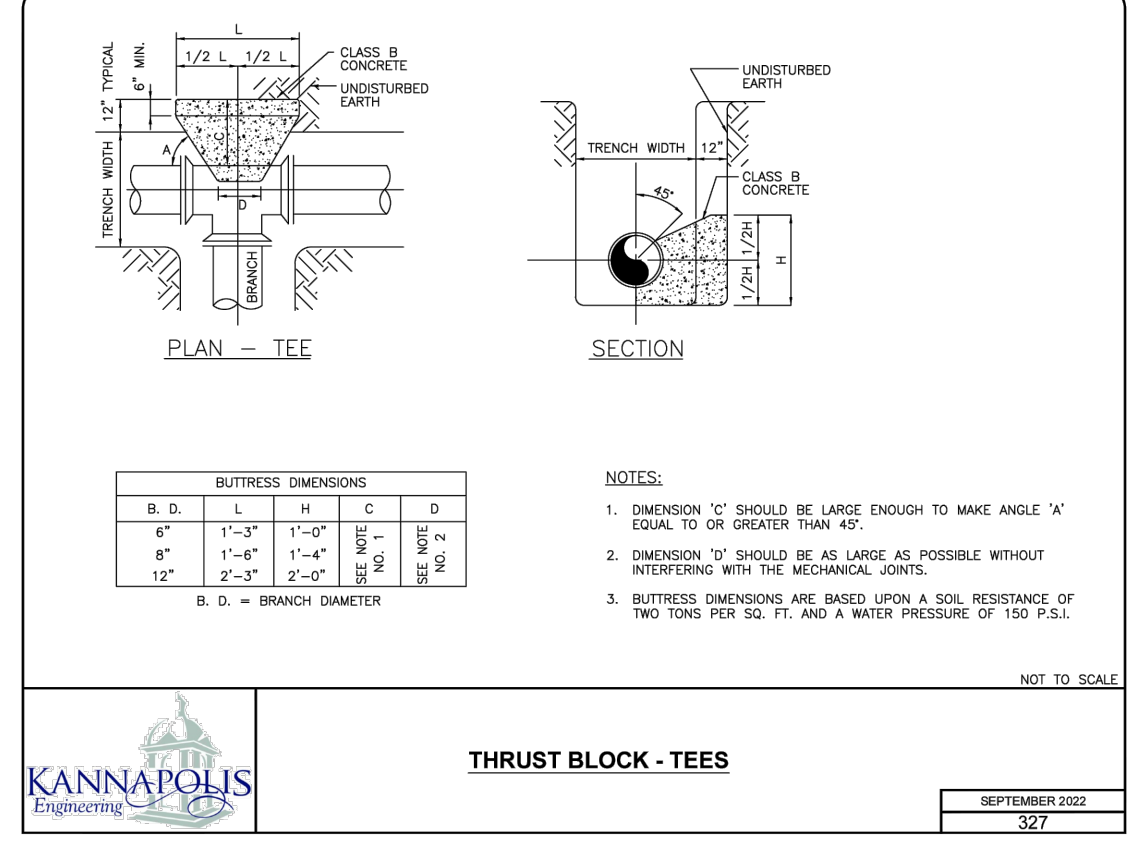
**METER BOXES AND VAULTS**  
SEPTEMBER 2022  
318



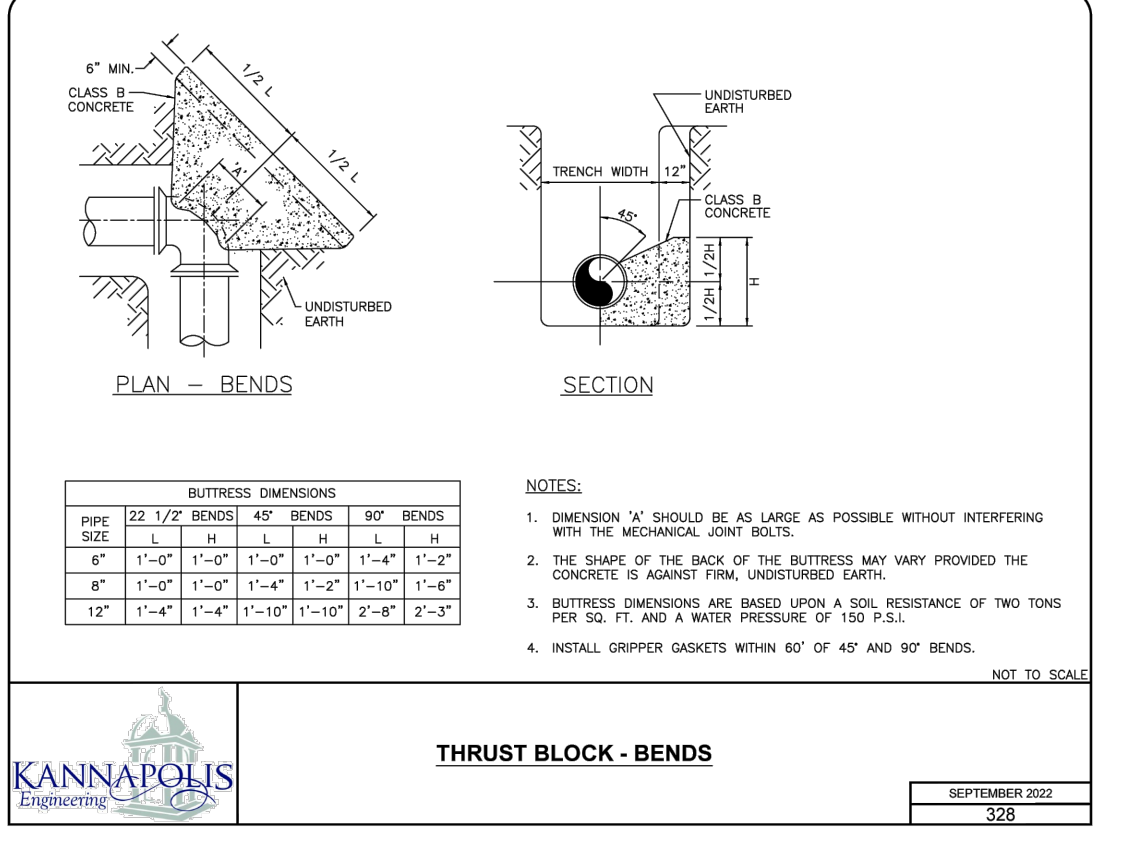
**FIRE HYDRANT**  
SEPTEMBER 2022  
321



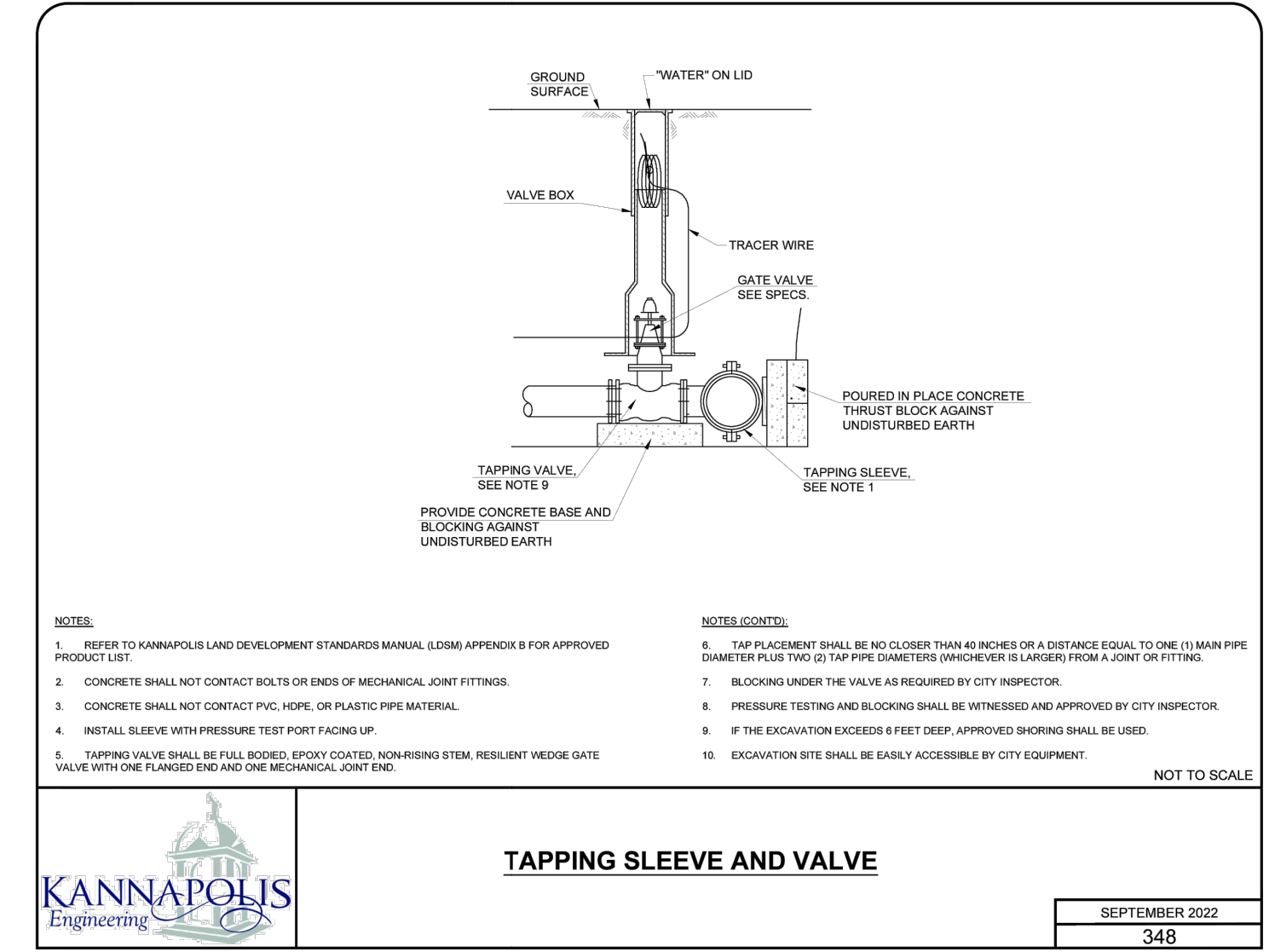
**OUTDOOR 10" BACKFLOW PREVENTION**  
SEPTEMBER 2022  
320



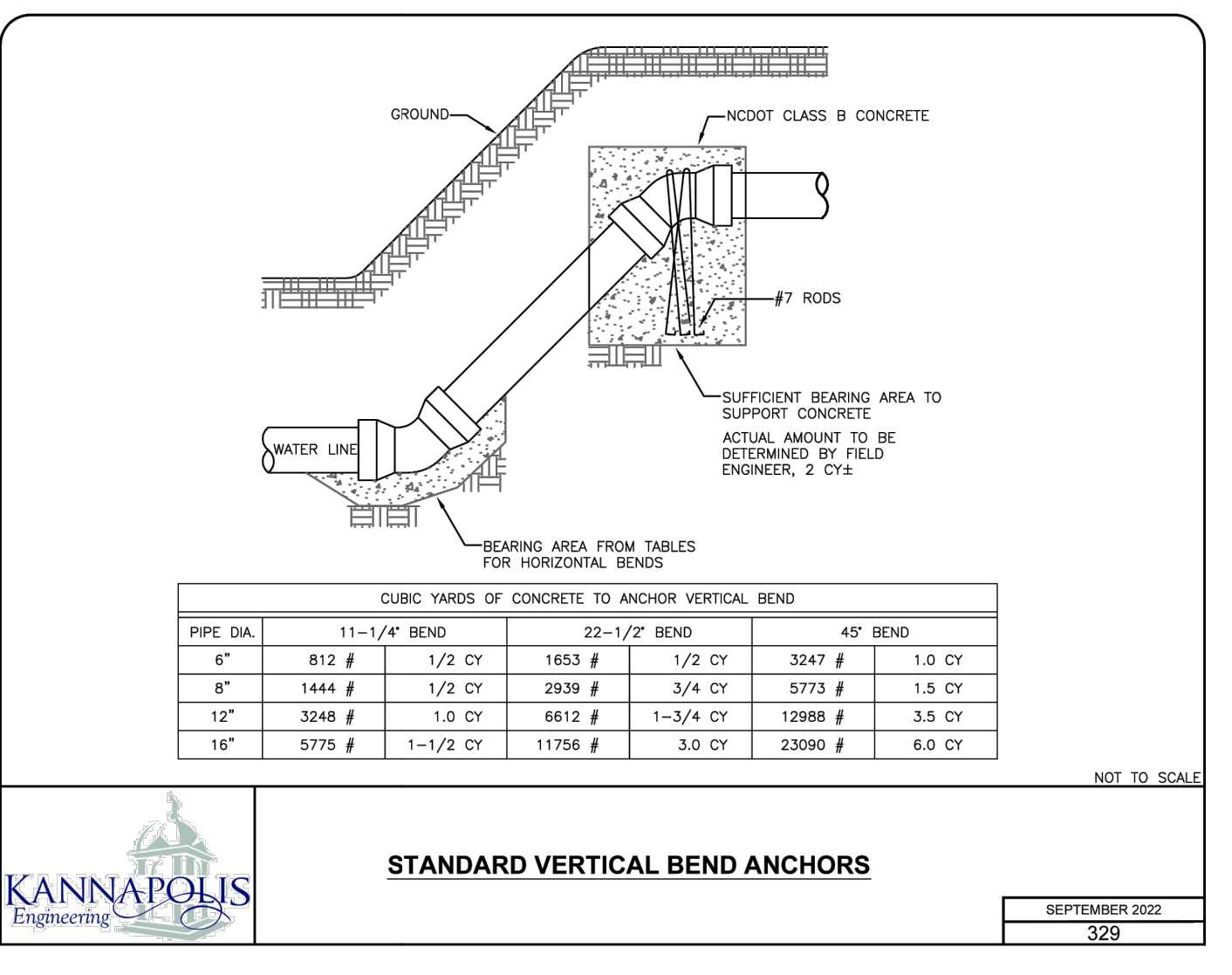
**THRUST BLOCK - TEES**  
SEPTEMBER 2022  
327



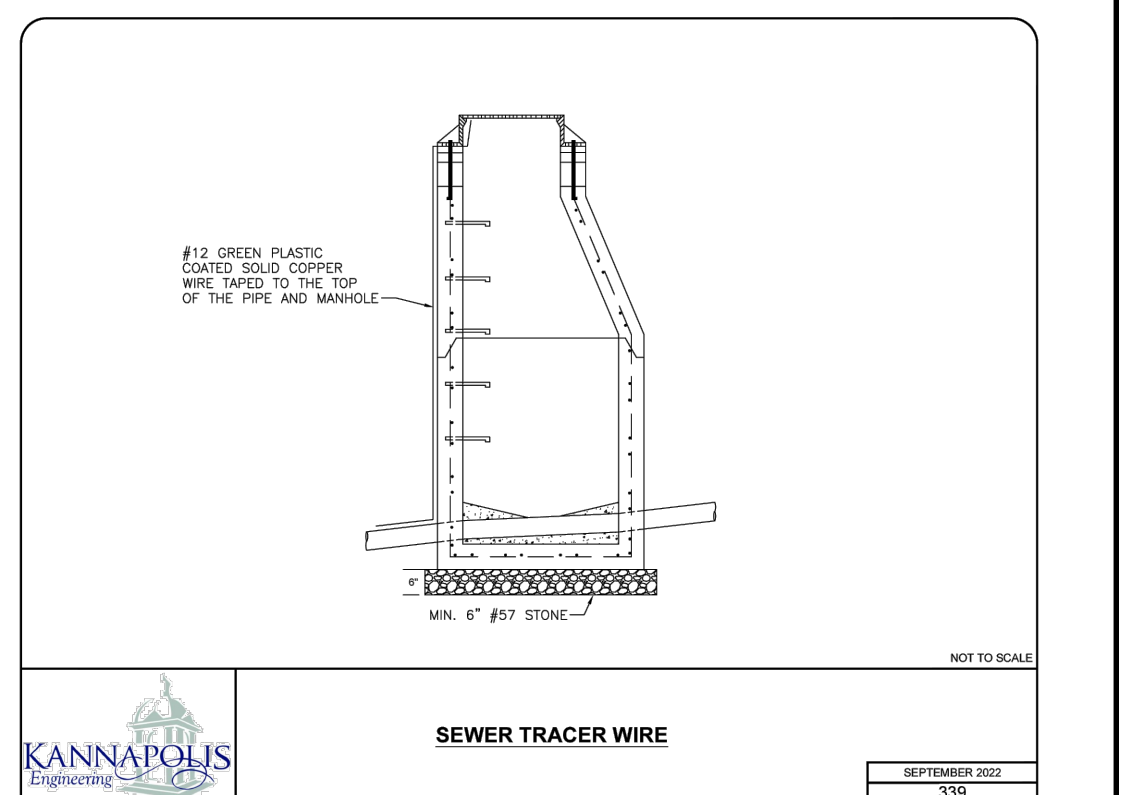
**THRUST BLOCK - BENDS**  
SEPTEMBER 2022  
328



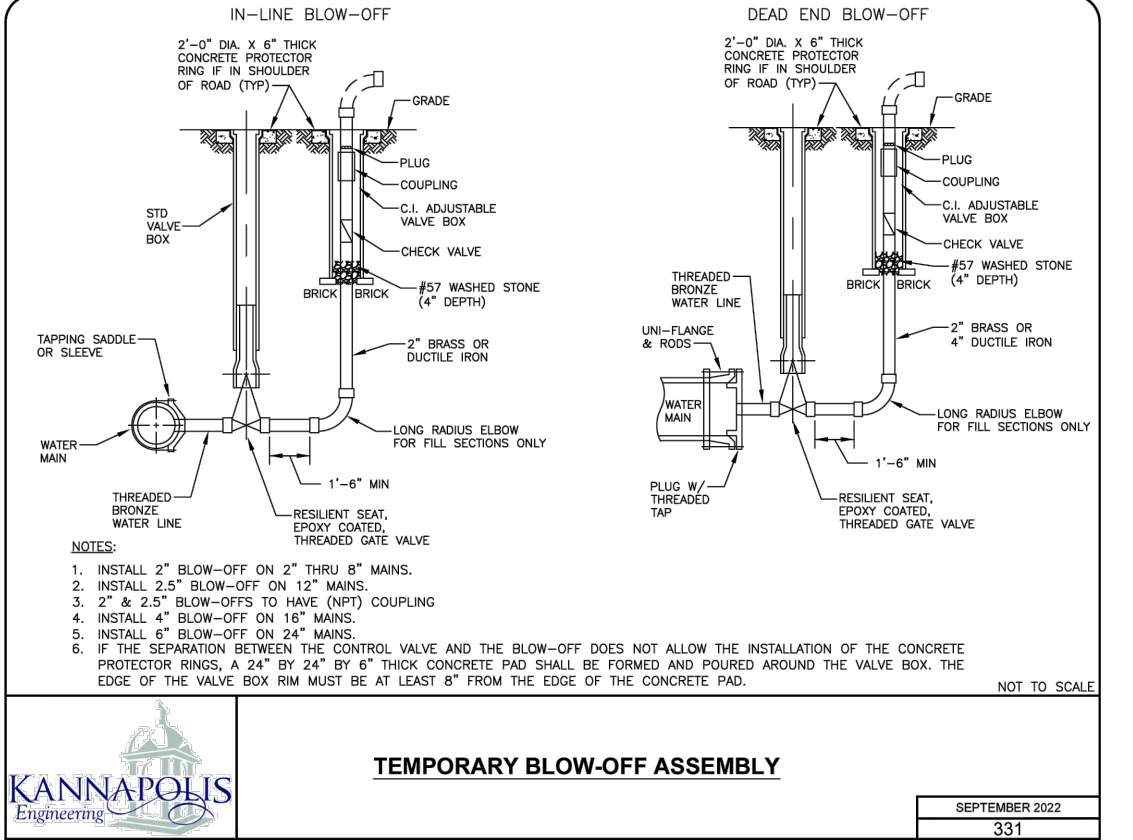
**TAPPING SLEEVE**  
SEPTEMBER 2022  
348



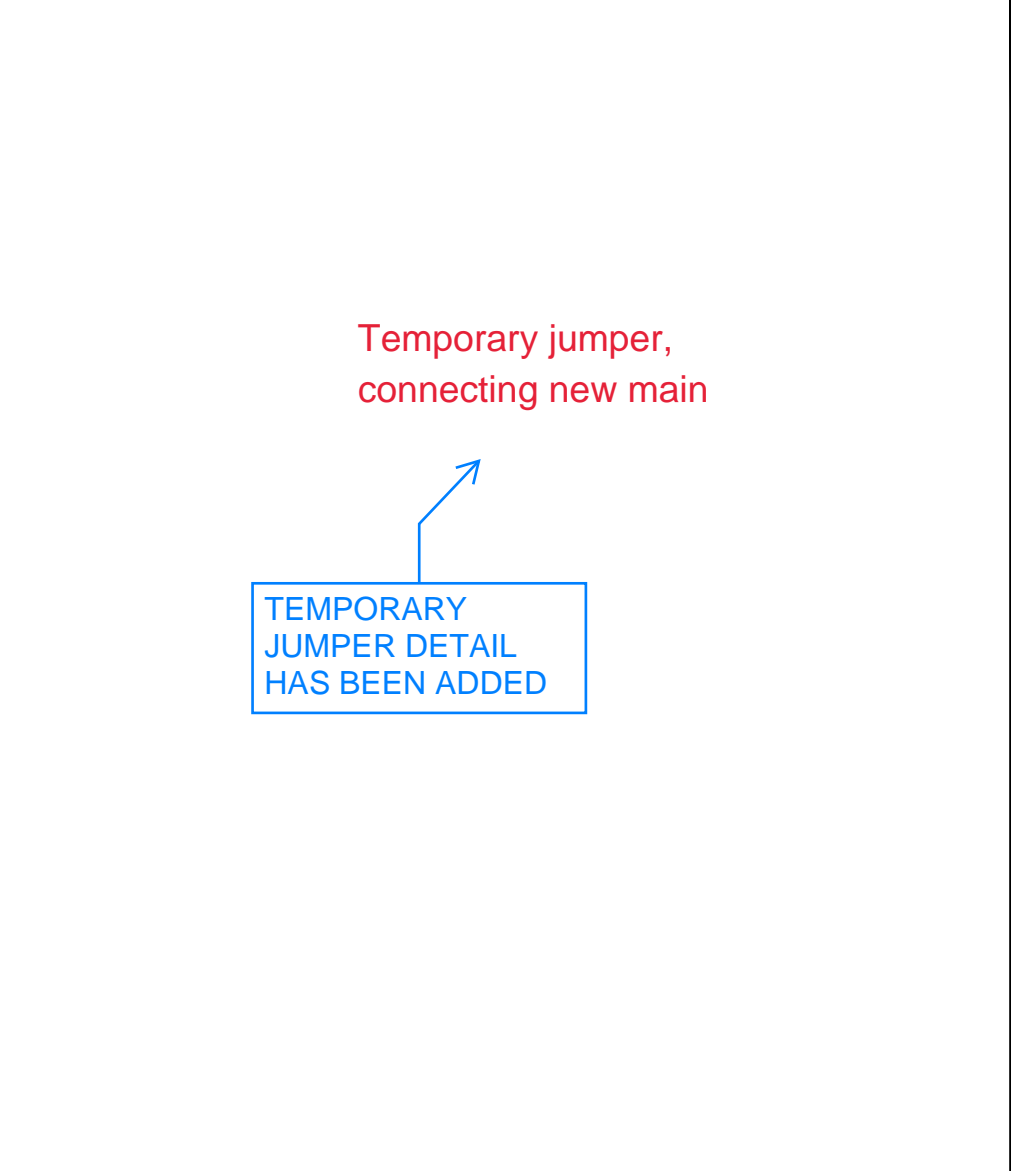
**TRACER WIRE**  
SEPTEMBER 2022  
329



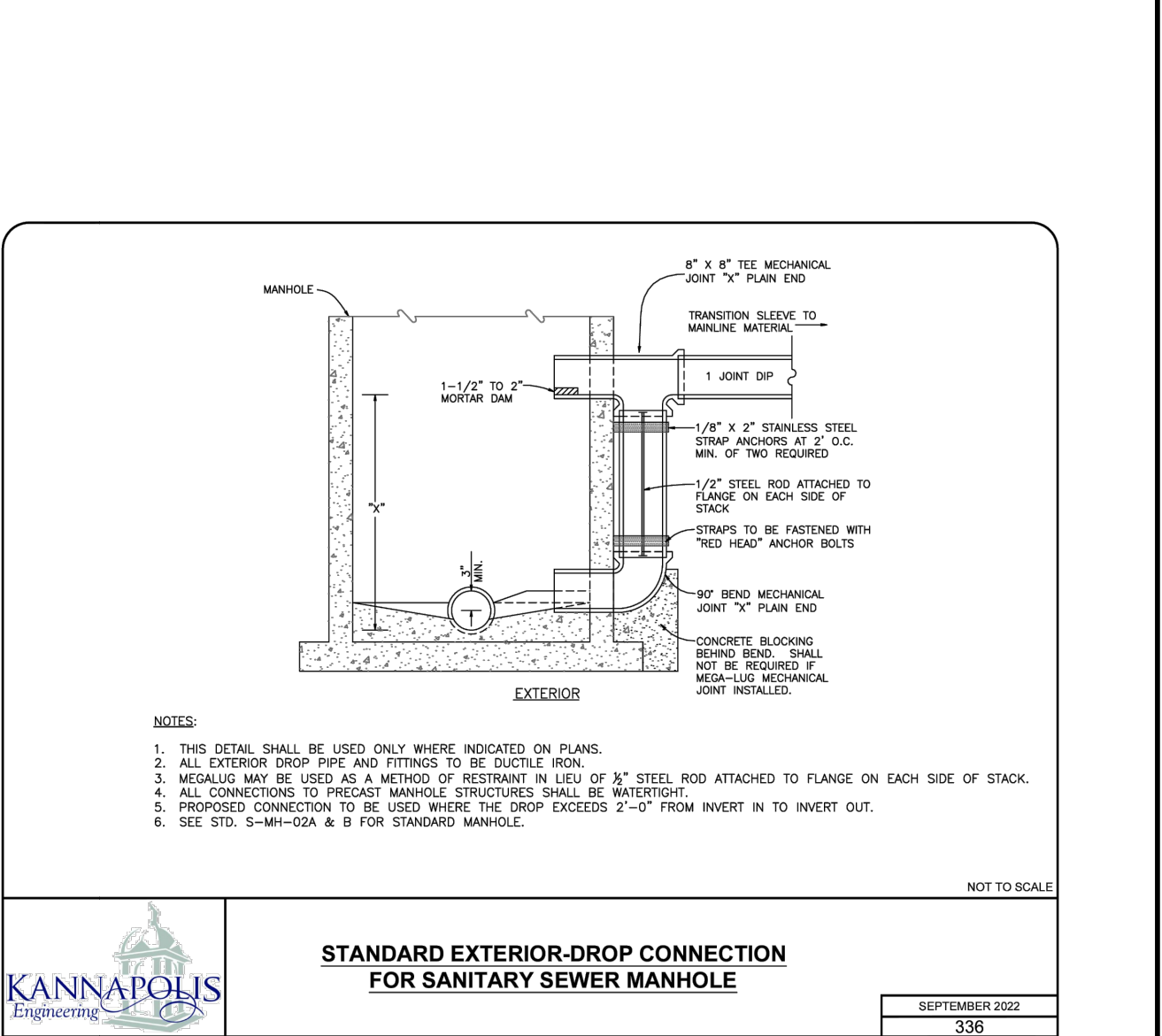
**TRACER WIRE**  
SEPTEMBER 2022  
332



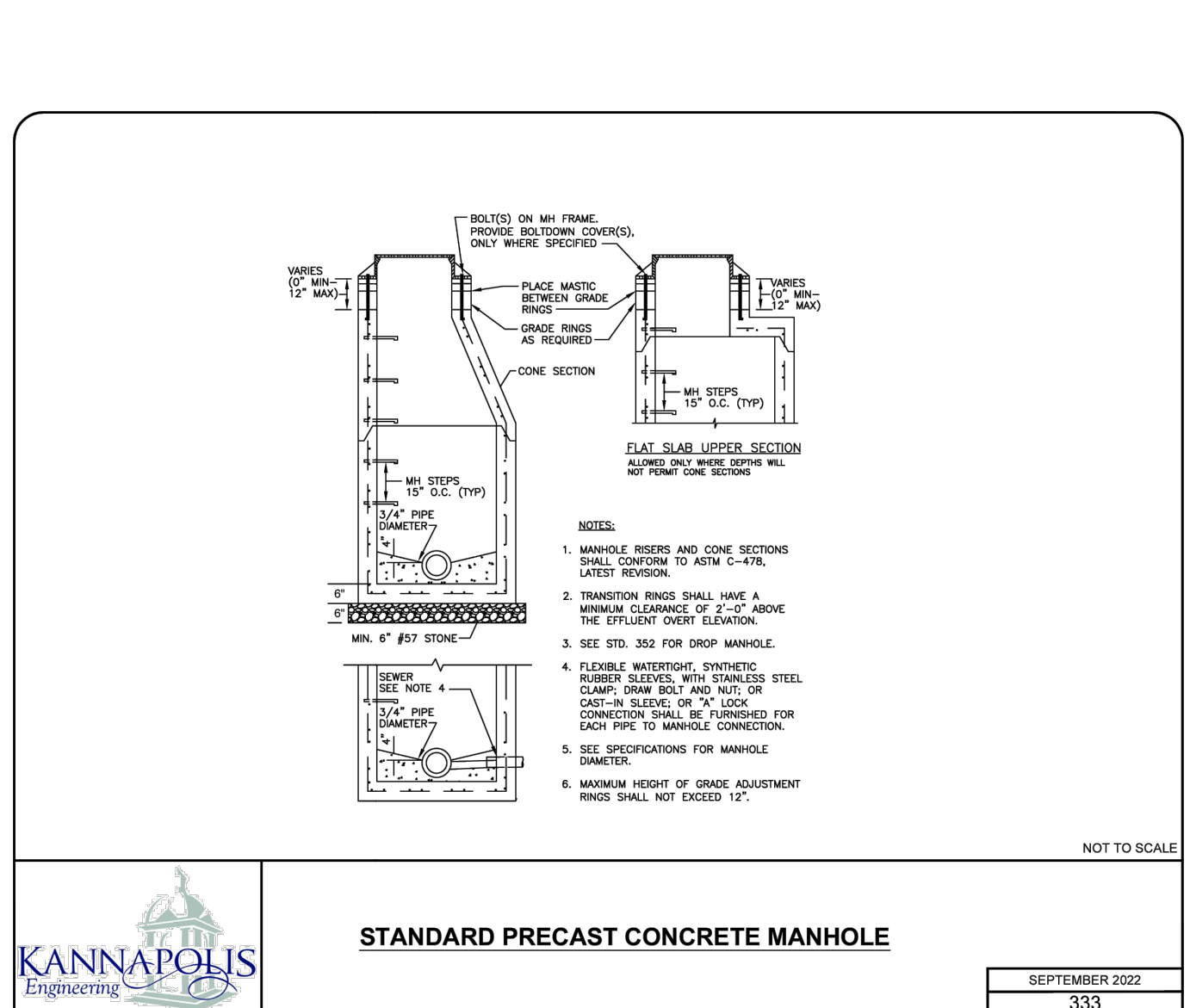
**BLOW OFF ASSEMBLY**  
SEPTEMBER 2022  
333



**SEWER DROP MANHOLE**  
SEPTEMBER 2022  
338



**SEWER MANHOLE**  
SEPTEMBER 2022  
333



**WATER PIPE EMBEDMENT**  
SEPTEMBER 2022  
309

Temporary jumper, connecting new main

TEMPORARY JUMPER DETAIL HAS BEEN ADDED