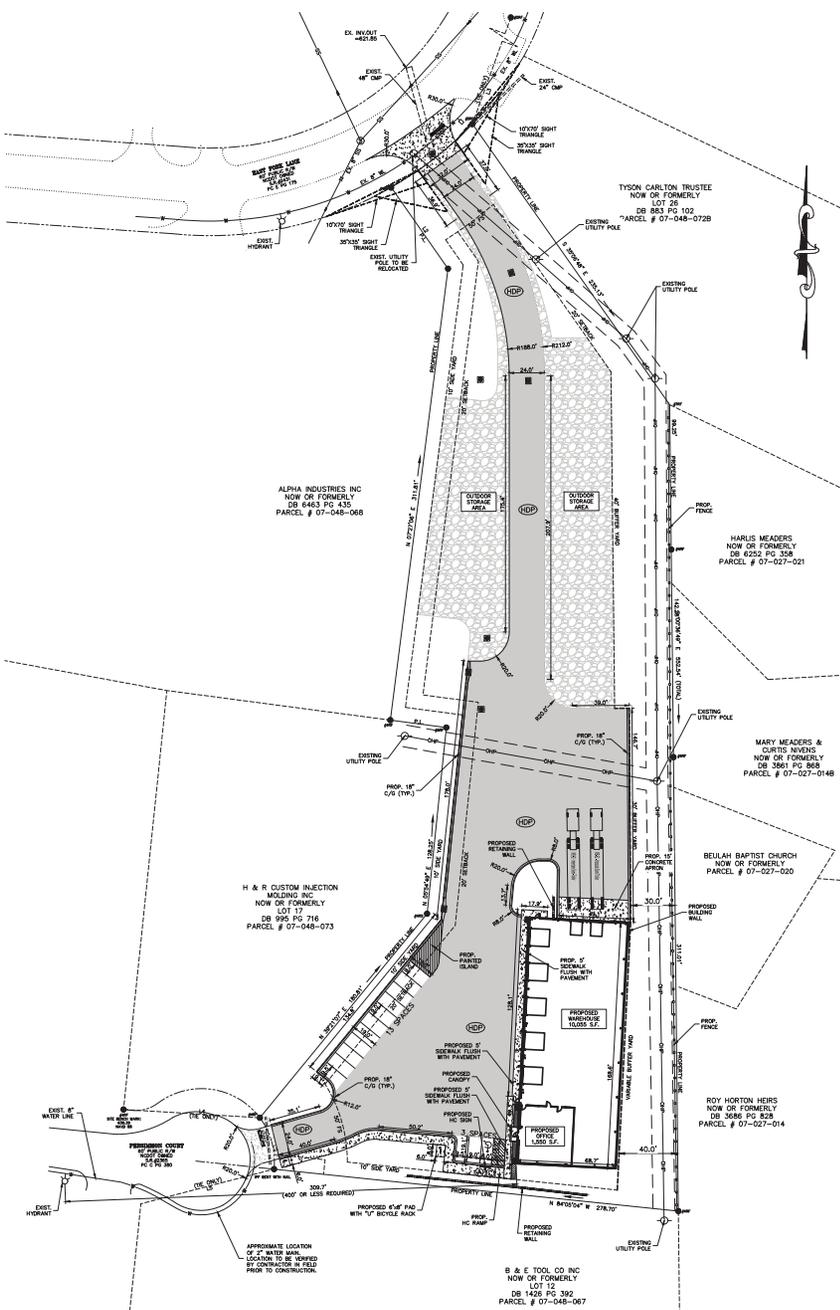


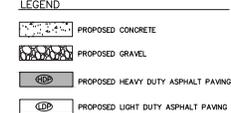
VICINITY MAP  
N.T.S.



**RECOMMENDED PAVING SPECIFICATIONS:**

- \*VERIFY WITH GEOTECHNICAL REPORT\*
- LIGHT DUTY PAVEMENT (LDP):**
  - 4" COMPACTED AGGREGATE BASE COURSE (CABC)
  - 1.5" BINDER COURSE, 59.5B
  - 1.5" SURFACE COURSE, 59.5B
- HEAVY DUTY PAVEMENT (HDP):**
  - 8" COMPACTED AGGREGATE BASE COURSE (CABC)
  - 1.5" BINDER COURSE, 59.5B
  - 1.5" SURFACE COURSE, 59.5B
- CONCRETE DUMPSITE AND HEAVY DUTY PAVEMENT:**
  - 6" COMPACTED AGGREGATE BASE COURSE (CABC)
  - 6" 4,000 PSI CONCRETE WITH FIBER MESH AND BROOM FINISH

- NOTES:**
- ALL FILL USED FOR RASING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 998). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 100 PERCENT OF THE SAME SPECIFICATION. THE ABOVE CONSTRUCTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT CONSTRUCTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
  - PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.
  - UNLESS SPECIFIED/DETAILED WITHIN THE CONTRACT DRAWINGS, CONTRACTOR SHALL PREPARE A CONCRETE JOINT LAYOUT PLAN IN ACCORDANCE WITH ACI 308.3R-08 OR ACI 308.1-13 FOR CONCRETE SURFACES AND PROVIDE TO ENGINEER, OWNER AND ARCHITECT FOR SHOP DRAWING APPROVAL PRIOR TO CONCRETE INSTALLATION.



- SIGN SCHEDULE**
- Ⓚ RESERVED PARKING-MAX PENALTY (PER LOCAL CODE) (MUTCD R7-8 & R7-8B)
  - Ⓚ NO PARKING, DISABLED PASSENGER LOADING SIGN (MUTCD R7-1)
  - Ⓚ VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-E, R7-8A, & R7-8B)
  - Ⓚ NO ENTRY (MUTCD R5-1)
  - Ⓚ STOP SIGN (30"X30") (MUTCD R1-1-00)

- TRASH NOTE:**
- TRASH TO BE STORED IN BUILDING AND HAULED TO APPROVED LANDFILL BY OWNER

- ENGINEER CONTACT**  
THE ISAACS GROUP, P.C.  
8720 RED OAK BLVD.  
SUITE 420  
CHARLOTTE, NC 28217  
(770)4-227-8418  
(770)4-527-8335  
nflzgrd@isaacsgp.com
- OWNER CONTACT**  
REBEN RADK  
REDSTONE MATERIALS INC.  
704-962-9462  
REBEN.RADK@REDSTONEMATERIALS.COM
- LIGHTING NOTE:**  
CONTRACTOR TO VERIFY FINAL LIGHT POLE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- BUILDING NOTE:**  
REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING PLANS.
- SIGNAGE NOTE:**  
CONTRACTOR TO COORDINATE FINAL SIGN LOCATIONS WITH OWNER PRIOR TO INSTALLATION SIGNAGE TO BE PERMITTED SEPARATELY.
- TRASH NOTE:**  
TRASH TO BE HAULED OFF-SITE BY OWNER OR ON-SITE OPERATOR

**PROJECT NARRATIVE:**

THE PROJECT ENTAILS THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE AND ALL ASSOCIATED INFRASTRUCTURE. THE SITE IS LOCATED BETWEEN PERIMETER COURT AND EAST FORK LANE IN THE TOWN OF INDIAN TRAIL. THE PROPOSED BUILDING WILL BE LOCATED ON A 2.91 ACRE SITE. CONSTRUCTION INCLUDES THE INSTALLATION OF SEWER AND STORM DRAINAGE STRUCTURES, BUILDING INFRASTRUCTURE, PARKING LOT AND PRIVATE UTILITIES. LANDSCAPING WILL BE INSTALLED PRIOR TO REQUESTING A FINAL INSPECTION.

**ZONING CODE SUMMARY:**

PROJECT NAME: REDSTONE MATERIALS  
ADDRESS: 4804 PERIMETER COURT  
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE # 704-227-8418  
ZONING: LI - LIGHT INDUSTRIAL JURISDICTION: TOWN OF INDIAN TRAIL  
TAX PARCEL # 070480171 PROPOSED USE: WAREHOUSE  
FLAT BOOK # 6865 PLAT PAGE # 156  
LOT SIZE: 126,760/2.91 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 1  
PROP. FLOOR AREA: 11,800 SQ. FEET (INCLUDES FUTURE SF)  
EXISTING IMPERVIOUS AREA TO BE REMOVED: 0/0 SQ. FT./ACRES  
TOTAL POST CONSTRUCTION IMPERVIOUS AREA: 20,567/2.62 SQ. FT./ACRES (INCLUDES GRAVEL AND FUTURE IMPERVIOUS)  
TOTAL ACRES DISTURBED: 3.1 ACRES  
HWY/BUILDING SETBACK REQUIREMENTS:  
FRONT: 30' SIDE: 20' SUBORDINATE: 25' REAR: 50' MAX HEIGHT: 100'

**PARKING REQUIREMENTS:**

PARKING REQUIRED = 1 SPACE/2,000 SF OF WAREHOUSE + 2 SPACES/1,000 SF OF OFFICE  
PARKING REQUIRED = 11,800/2,000 + 2 X 1,225/1,000 = 8 SPACES  
PARKING PROVIDED = 16 SPACES (INCLUDES 1 HANDICAPPED SPACE)

- GENERAL NOTES:**
- DEVELOPMENT SHALL COMPLY WITH ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, POST-CONSTRUCTION).
  - BOUNDARY AND TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED BY PHOENIX LAND SURVEYING, INC. DATED SEPTEMBER 22, 2017. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD.
  - 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 TOOR RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVENTS, 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.
  - 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.
  - 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 REPAIR AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES. ANY AND ALL WANS 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 WANS 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 ADA STANDARDS AT ALL 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.

**ENVIRONMENTAL NOTE:**

ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE SITE DEVELOPMENT PROCESS WILL BE ABANDONED IN ACCORDANCE WITH NORTH CAROLINA LAWS AND RULES.

GRAPHIC SCALE  
1 INCH = 40 FEET

PROJECT: REDSTONE MATERIALS  
INDUSTRIAL WAREHOUSE  
14:10:46-0400

DATE: 2020.05.08  
BY: Brian T. Upton, P.E.

FILE # 1830-PB-DW Date: 02/06/19  
01 NPF 05/10/19 PER TOWN COMMENTS  
02 NPF 11/07/19 PER SITE REVISIONS  
03 NPF 01/28/20 PER SITE REVISIONS  
04 NPF 05/08/20 PER COUNTY REVISIONS

DESIGNER: MFF  
DRAWN BY: MFF  
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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