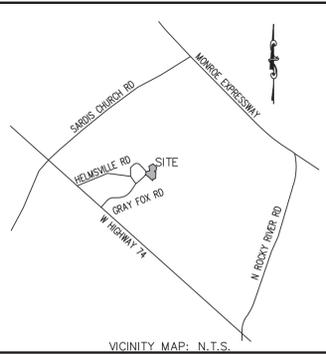


GRAY FOX DEVELOPMENT

2842 GRAY FOX RD.,
INDIAN TRAIL, NC



DEVELOPMENT DATA:

PROJECT NAME: GRAY FOX DEVELOPMENT
 OWNER/AGENT: JDI1 FAMILY LLC
 PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
 PARCEL #: 07048017J
 TOTAL PARCEL AREA: ±288,624/±6,626 S.F./ACRES
 EXISTING USE: VACANT
 PROPOSED USE: OFFICE/WAREHOUSE
 EXIST. ZONING: L-1 JURISDICTION: TOWN OF INDIAN TRAIL
 EXISTING IMPERVIOUS AREA: 12,285 S.F.
 MAX. BUILDING HEIGHT: 50'
 TOTAL DISTURBED ACREAGE (AC.): 0.93 ACRES

SETBACKS:
 FRONT SETBACK: 50'
 REAR YARD SETBACK: 50' (NOT ABUTTING RESIDENTIAL)
 SIDE YARD SETBACK: 20' (NOT ABUTTING RESIDENTIAL)

PARKING REQUIREMENTS:
 REQUIRED: REQUIRED: 1 SPACE PER EMPLOYEE ON THE BUSIEST SHIFT BUT NOT LESS THAN 1 PARKING SPACE PER 5,000 SQUARE FEET OF AREA DEVOTED TO WAREHOUSING OR STORAGE USE (WHETHER INSIDE OR OUTSIDE)

REQUIRED: ASSUMED 4 EMPLOYEES= 4 SPACES
 WAREHOUSE AREA=2,580 S.F./5000=516 SPACE<4 SPACES
 PROVIDED: 15 SPACES

BICYCLE PARKING:
 REQUIRED: 1 PER 25 SPACES
 PROVIDED: 2 SPACE (1 INVERT "U" RACK)

EXISTING IMPERVIOUS AREA: 12,285 S.F. (CELL TOWER AND GRAVEL DRIVE)
 PROPOSED IMPERVIOUS AREA: 14,440 S.F.
 TOTAL IMPERVIOUS AREA: 26,725 S.F.
 % BUA = 26,725/288,624 = 9.25%

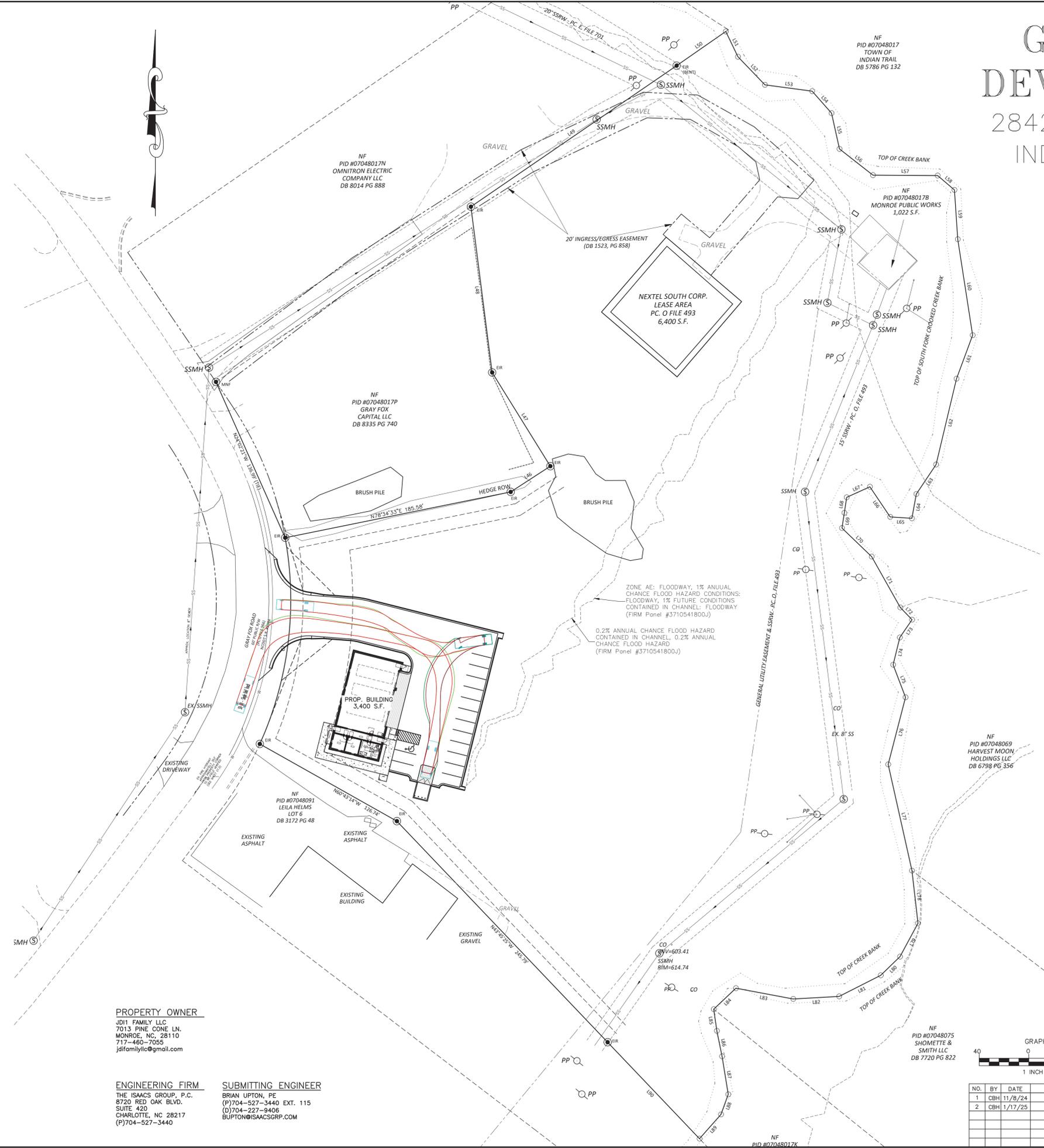
GENERAL NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY VERITAS LAND SERVICES PC. 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.
- 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 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.

PROPERTY OWNER
 JDI1 FAMILY LLC
 7013 PINE CONE LN.
 MONROE, NC, 28110
 717-460-7055
 jdifamilyllc@gmail.com

ENGINEERING FIRM
 THE ISAACS GROUP, P.C.
 8720 RED OAK BLVD.
 SUITE 420
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 (P)704-527-3440

SUBMITTING ENGINEER
 BRIAN UPTON, PE
 (P)704-527-3440 EXT. 115
 (D)704-227-9406
 BUPTON@ISAACSGRUP.COM



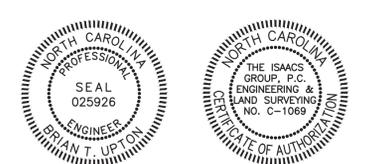
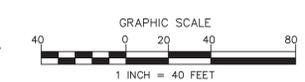
SHEET INDEX:

SHEET NO. C0.0	COVER SHEET
SHEET NO. C1.0	SITE PLAN
SHEET NO. C1.1	LANDSCAPE
SHEET NO. C1.2	SIGHT DISTANCE
SHEET NO. C2.0	UTILITY PLAN
SHEET NO. C3.0	GRADING PLAN
SHEET NO. C4.0	EROSION CONTROL PLAN
SHEET NO. C5.0	DETAILS AND SPECIFICATIONS
SHEET NO. C5.1	DETAILS AND SPECIFICATIONS
SHEET NO. C5.2	DETAILS AND SPECIFICATIONS
SHEET NO. C5.3	DETAILS AND SPECIFICATIONS

LINE	LENGTH	BEARING
L46	38.09	N57°04'11"E
L47	88.63	N31°55'54"W
L48	154.25	N07°20'11"W
L49	200.91	N89°49'49"E
L50	48.19	N55°18'51"E
L51	22.55	S29°49'54"E
L52	31.44	S43°58'44"E
L53	38.40	S62°27'30"E
L54	23.56	S41°32'52"E
L55	29.44	S12°33'20"E
L56	34.27	S51°59'40"E
L57	52.21	S89°38'49"E
L58	17.81	S40°32'49"E
L59	39.67	S03°51'58"E
L60	77.98	S08°49'03"E
L61	37.25	S20°29'53"W
L62	70.88	S13°27'20"W
L63	28.53	S33°55'50"W
L64	19.86	S10°30'28"W
L65	17.54	N81°18'01"W

LINE	LENGTH	BEARING
L66	29.27	N83°59'10"W
L67	29.57	S65°34'17"W
L68	15.86	S08°42'29"W
L69	12.58	S08°42'29"W
L70	33.10	S46°10'44"E
L71	48.97	S29°34'11"E
L72	13.65	S43°52'57"E
L73	17.31	S34°49'42"W
L74	22.83	S13°51'50"W
L75	27.97	S20°56'52"E
L76	58.67	S14°58'17"W
L77	87.43	S12°41'36"E
L78	42.50	S06°34'40"E
L79	30.53	S28°29'40"W
L80	21.50	S45°54'10"W
L81	37.55	S63°17'33"W
L82	37.12	S86°44'53"W
L83	47.02	N79°22'14"W
L84	24.64	S46°47'00"W
L85	17.55	S08°29'38"E

LINE	LENGTH	BEARING
L86	20.94	S11°51'33"E
L87	30.95	S20°20'18"E
L88	17.22	S20°20'18"E
L89	26.02	S41°37'54"W
L90	107.25	N43°40'35"W



Digitally signed by
 Brian T. Upton, P.E.
 Date: 2025.01.17
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Project: GRAY FOX DEVELOPMENT
 2842 GRAY FOX RD., INDIAN TRAIL, NC

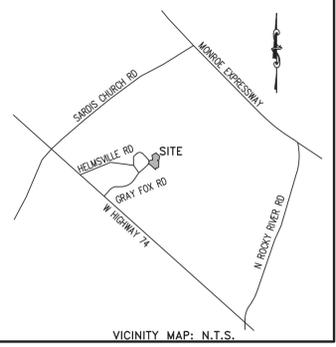
Title: COVER SHEET

File #2408-SK-000 Date: 08/30/24 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=40'

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

C0.0

NO.	BY	DATE	REVISION
1	CBH	11/8/24	PER REVIEW COMMENTS
2	CBH	1/17/25	PER REVIEW COMMENTS



FLOOD CERTIFICATION:
 THIS IS TO CERTIFY THAT THE PROPERTIES SHOWN ON THIS PLAT ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 3710541800J, DATED OCTOBER 16, 2008, ZONE "AF".

DEVELOPMENT DATA:
 PROJECT NAME: GRAY FOX DEVELOPMENT
 OWNER/AGENT: JDI1 FAMILY LLC
 PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
 PARCEL #: 07048017J
 TOTAL PARCEL AREA: ±288,624/±6.626 S.F./ACRES
 EXISTING USE: VACANT
 PROPOSED USE: OFFICE/WAREHOUSE
 EXIST. ZONING: L-1 JURISDICTION: TOWN OF INDIAN TRAIL
 EXISTING IMPERVIOUS AREA: 12,285 S.F.
 MAX. BUILDING HEIGHT: 50'
 TOTAL DISTURBED ACREAGE (AC.): 0.75 ACRES

SETBACKS:
 FRONT SETBACK: 50'
 REAR YARD SETBACK: 50' (NOT ABUTTING RESIDENTIAL)
 SIDE YARD SETBACK: 20' (NOT ABUTTING RESIDENTIAL)

PARKING REQUIREMENTS:
 REQUIRED: 1 SPACE PER EMPLOYEE ON THE BUSIEST SHIFT BUT NOT LESS THAN 1 PARKING SPACE PER 5,000 SQUARE FEET OF AREA DEVOTED TO WAREHOUSING OR STORAGE USE (WHETHER INSIDE OR OUTSIDE)

REQUIRED: ASSUMED 4 EMPLOYEES = 4 SPACES
 WAREHOUSE AREA=2,580 S.F./5000=516 SPACE<4 SPACES

PROVIDED: 15 SPACES

BICYCLE PARKING:
 REQUIRED: 1 PER 25 SPACES
 REQUIRED: 6 SPACES/25=24 SPACES
 PROVIDED: 2 SPACE (1 INVERT "U" RACK)

EXISTING IMPERVIOUS AREA: 12,285 S.F. (CELL TOWER AND GRAVEL DRIVE)
PROPOSED IMPERVIOUS AREA: 14,440 S.F.
TOTAL IMPERVIOUS AREA: 26,725 S.F.
% BUA = 26,725/288,624 = 9.25%

SIGN SCHEDULE

Ⓐ VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)
 Ⓑ NO PARKING, DISABLED PASSENGER LOADING SIGN (MUTCD R7-1)

SIGNAGE NOTE:
 1. CONTRACTOR TO COORDINATE FINAL SIGN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
 2. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND MUTCD COMPLIANT.

NOTE:
 REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS

FUTURE USES:
 OUTDOOR PARKING OF TRUCKS, VEHICLES AND EQUIPMENT OUTSIDE THE LIMITED PARKING SPACES AND ONE SPACE PER BAY IS CONSIDERED OPEN STORAGE AND NOT AN APPROVED USE.

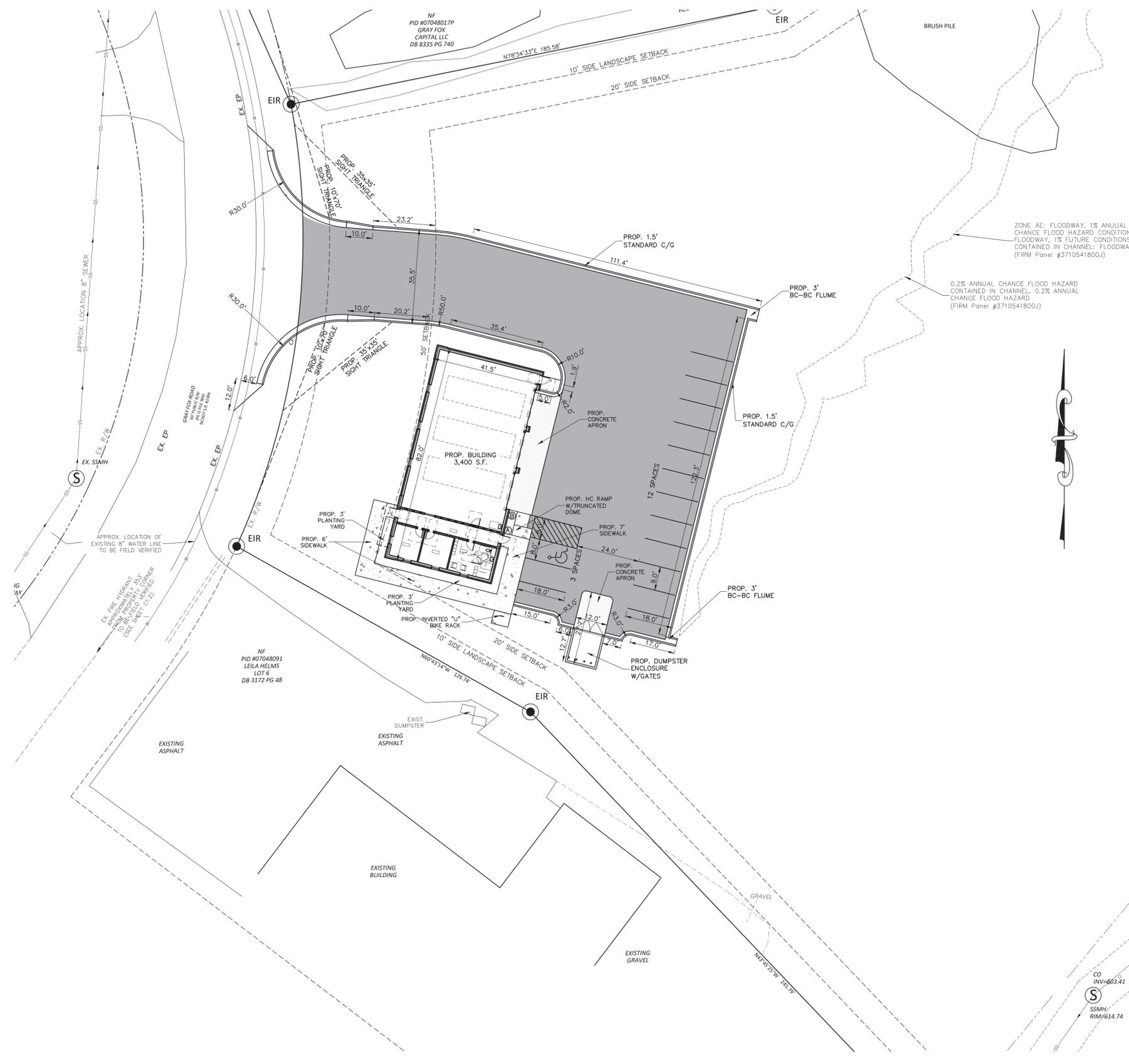
INSPECTION NOTE:
 TOWN REPRESENTATIVE MUST BE PRESENT FOR ALL ROADWAY INSPECTION AND TESTING. A 48 HOUR NOTICE MUST BE GIVEN.

PAVING NOTE:
 PROOFROLLING SHALL BE PERFORMED ONCE THE SUBGRADE IS WITHIN 0.1 OF DESIGN. PROOFROLLING SHALL BE PERFORMED UTILIZING A TRI-AXLE DUMP TRUCK (OVERLOADED ON SITE) OR A QUAD-AXLE, CARRYING A MINIMUM OF 20 TONS OF ABC (QUARRY TICKET REQUIRED). THREE PASSES TO BE MADE ON THE SUBGRADE ONE ALONG EACH SIDE AND ONE THE MIDDLE. ANY AREAS PUMPING OR SHOWING SHALL BE MARKED AND REPAIRED OR STABILIZED. ONLY WHEN THE TOWN HAS APPROVED THE SUBGRADE SHALL ABC BE ALLOWED TO BE PLACED.

NOTES:
 CONSTRUCTION OPERATIONS ARE ALLOWED FROM 7:00 A.M. TO 9:00 P.M. ON WEEKDAYS AND FROM 8:00 A.M. TO 8:00 P.M. ON WEEKENDS FOR WHICH BUILDING PERMITS HAVE BEEN ISSUED OR FOR WHICH BUILDING PERMITS ARE NOT REQUIRED; PROVIDED THAT ALL EQUIPMENT IS IN PROPER OPERATING CONDITION AND PROPERLY EQUIPPED WITH THE MANUFACTURERS' MUFFLERS AND NOISE-REDUCING EQUIPMENT. (SECTION 26-21 UNION COUNTY).

BEFORE ANY WORK BEGINS, THE OWNER/CONTRACTOR WILL NEED TO SCHEDULE A PRECONSTRUCTION MEETING WITH PLANNING AND ENGINEERING STAFF

ASBUILT NOTE:
 AS-BUILT DRAWINGS NEED TO BE SUBMITTED BEFORE CO CAN BE ISSUED. ADDITIONALLY, ALL AUTOCAD AS-BUILT FILES FOR ANY COMMERCIAL OR MAJOR RESIDENTIAL SITES MUST CONTAIN THE PROPER GEOSPATIAL INFORMATION BEFORE A CO CAN BE ISSUED.



RECOMMENDED PAVING SPECIFICATIONS:

VERIFY WITH GEOTECHNICAL REPORT

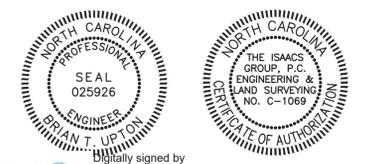
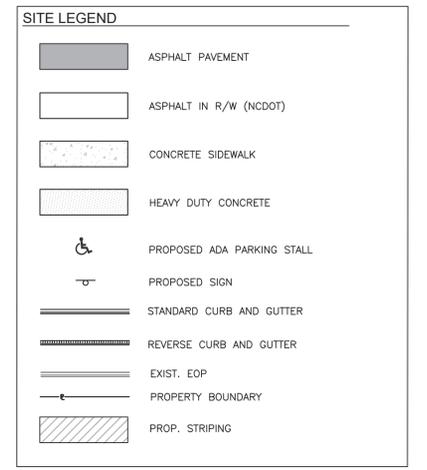
HEAVY DUTY PAVEMENT (HDP):
 8" COMPACTED AGGREGATE BASE COURSE (CABC)
 2.5" BINDER COURSE, 119.01B
 1.5" SURFACE COURSE, S9.5B

HEAVY DUTY PAVEMENT (HDP): NCDOT PAVEMENT
 8" B25.0C IN 2 LIFTS, FIRST 5" LIFT EXTENDING 6" BEHIND CURB, SECOND LIFT 3" 2.5" BINDER COURSE, 119.0C
 1.5" SURFACE COURSE, S9.5C

CONCRETE DUMPSTER 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 RAISING 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 698). 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 COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION 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 ADEQUACY 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 224.3R-95 OR ACI 330.1-03 FOR CONCRETE SURFACES AND PROVIDE TO ENGINEER, OWNER AND ARCHITECT FOR SHOP DRAWING APPROVAL PRIOR TO CONCRETE INSTALLATION.

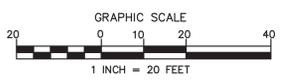


Digitally signed by Brian T. Upton, P.E.
 Date: 2025.01.21 13:43:19-0500'

PROPERTY OWNER
 JDI1 FAMILY LLC
 7013 PINE CONE LN.
 MONROE, NC 28110
 717-460-7055
 jdifamilyllc@gmail.com

ENGINEERING FIRM
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 (D)704-227-8406
 BUPTON@ISAACSGRP.COM



NO.	BY	DATE	REVISION
1	CBH	1/17/25	REVISED PER COMMENTS

Project: **GRAY FOX DEVELOPMENT**
 2842 GRAY FOX RD., INDIAN TRAIL, NC

Title: **SITE PLAN**

File #2408-9K060 Date: 11/22/24 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=20'

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING

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

C1.0

