

VETERANS MEMORIAL PARKWAY
(SOUTH OUTER ROAD INTERSTATE HWY. 70)

REVISION #5,
05-18-22

REVISION #8,
06-22-22

REVISION #10,
07-20-22

REVISION #6,
06-22-22

REVISION #7,
06-14-22

LOT 2
THE JEWEL
Doc # 2022R-027148
127,180 SQ. FT.
2.92 AC.±
N/F
PRIMAX PROPERTIES, LLC
Parcel ID 2-0141-D020-00-0002.0000000
(Zoned c-2)
"NO BUILDINGS OBSERVED"

LOT 2B
26,056 SQ. FT.
0.60 AC.±

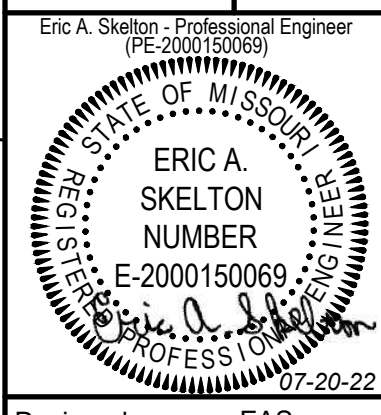
LOT 1
THE JEWEL
Doc # 2020R-100411
N/F
JEWEL INVESTORS LLC
Parcel ID 2-0141-D020-00-0001.0000000
(Zoned R-4)

LOT 18
MIDPOINT INDUSTRIAL COURT
PB 32, PG 124-125
N/F
PARADISE PROPERTIES INC.
DB 6668, PG 562
Parcel ID 2-0141-7202-00-0018.0000000

LOT 17
MIDPOINT INDUSTRIAL COURT
PB 32, PG 124-125
N/F
PARADISE PROPERTIES INC.
DB 6668, PG 562
Parcel ID 2-0141-7202-00-0017.0000000

PRIMAX PROPERTIES, LLC
1100 EAST MOREHEAD STREET
CHARLOTTE, NC 28204

DIMENSION PLAN
RANGE USA INDOOR GUN RANGE



Designed: EAS
Drawn: EAS
Checked: EAS
Date: March 19, 2022

Project Number: 21243
Sheet Number: C2.0 of

| ABBREVIATIONS | SYMBOLS |
|-------------------------------------|---------------------------------|
| AI Area Inlet | ○ Clean Out |
| Asph Asphalt | □ Catch Basin/Curb/Inlet Area |
| BW Back to Wall | □ Double Catch Basin/Curb Inlet |
| CB Catch Basin | □ Flared End Section |
| CB Chord Bearing | ○ Manhole |
| CI Curb Inlet | ○ Grated Manhole |
| Cl or t Centerline | ○ HDS Unit |
| CMP Corrugated Metal Pipe | ○ Drain |
| Conc Concrete | ○ Light Standard |
| CTV Underground Cable TV | ○ Utility Pole |
| DB Duct Bank | ○ Faucet |
| DCB Double Catch Basin | ○ Fire Hydrant |
| DCI Double Curb Inlet | ○ Valve or Meter (Gas or Water) |
| DIP Ductile Iron Pipe | ○ Cable TV Box |
| DS Downspout | ○ Electric Co. Box |
| FES Flared End Section | ○ Electric Meter |
| FF Finished Floor | ○ Telephone Co. Box |
| FL or t Flow Line | ○ Traffic Signal |
| FO Underground Fiber Optic | ○ Traffic Signal Box |
| GM Gas Meter | ○ Deciduous Tree |
| GV Gas Valve | ○ Evergreen Tree |
| GI Grated Inlet | ○ Bush |
| HDPE High Density Polyethylene Pipe | ○ Test Hole/Soil Boring |
| L Length of Curve | ○ ADA Parking Space |
| M Manhole | ○ Parking Space Count |
| N/F Now or Formerly | |
| OHV Overhead Electric or Wires | |
| OP Old Iron Pipe | |
| PG Page | |
| PB Plat Book | |
| Pl or t Property Line | |
| PVC Polyvinyl Chloride Pipe | |
| Pvm Pavement | |
| R Radius | |
| RCP Reinforced Concrete Pipe | |
| R/W Right of Way | |
| Trans Transformer | |
| TW Top of Wall | |
| Typ Typical | |
| UGE Underground Electric | |
| UGFO Underground Fiber Optic | |
| UCT Underground Telephone | |
| VCP Vitrified Clay Pipe | |
| WM Water Meter | |
| WW Water Valve | |
| WWS Sewer Identification # | |

SCALE 1"=20'
Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

SEE SHEET C3.1 FOR SIGHT DISTANCE PROFILE

3.5' ABOVE PAVEMENT

10' WIDE UTILITY EASEMENT

APPROXIMATE 67' DEPTH SAWCUT LIMITS FOR INSTALLATION OF NEW PAVEMENT

CONCRETE PAVEMENT CURB REMAIN TO NEAREST JOINT (TYP)

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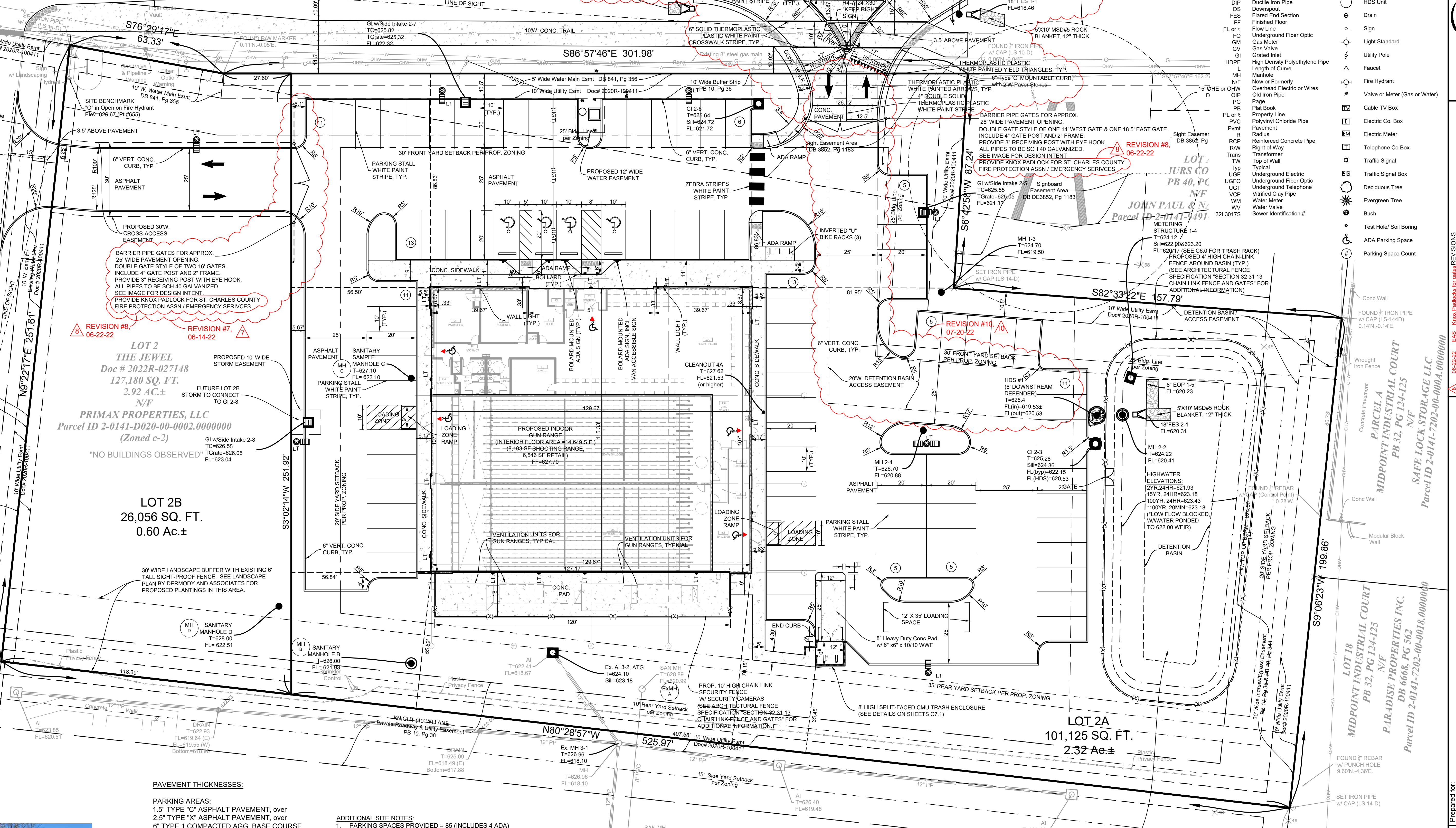
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PAVEMENT THICKNESSES:

PARKING AREAS:
1.5" TYPE "C" ASPHALT PAVEMENT, over
2.5" TYPE "X" ASPHALT PAVEMENT, over
6" TYPE 1 COMPACTED AGG. BASE COURSE

DRIVE AISLE AREAS:
1.5" TYPE "C" ASPHALT PAVEMENT, over
3.5" TYPE "X" ASPHALT PAVEMENT, over
8" TYPE 1 COMPACTED AGG. BASE COURSE

CONCRETE PAVEMENT AREAS:
8" PCC CONCRETE PAVEMENT, over
4" TYPE 1 COMPACTED AGG. BASE COURSE

ISLAND CONCRETE AREAS:
6" PCC CONCRETE PAVEMENT, over
4" TYPE 1 COMPACTED AGG. BASE COURSE

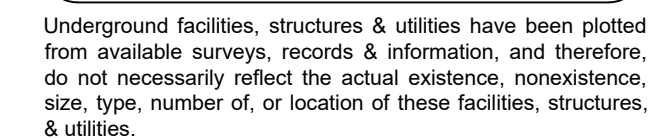
TRAIL CONCRETE AREAS:
4" PCC CONCRETE PAVEMENT, over
4" TYPE 1 COMPACTED AGG. BASE COURSE

SIDEWALK:
4" PCC CONCRETE SIDEWALK

- ADDITIONAL SITE NOTES:**
1. PARKING SPACES PROVIDED = 85 (INCLUDES 4 ADA)
 2. ALL DIMENSIONS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 3. ALL SIGNS TO BE CONTRACTOR FURNISHED.
 4. ALL ONSITE CURB SHALL BE 6" HIGH CONCRETE CURB, UNLESS NOTED OTHERWISE. INTEGRAL SIDEWALK / CURB SHALL BE INSTALLED ADJACENT TO CONCRETE SIDEWALKS, AND VERTICAL AT ALL OTHER LOCATIONS, INCLUDING ADJACENT TO EXISTING PAVEMENTS.
 5. REFER TO SHEET C7.0 - C7.3 FOR SIDEWALK, RAMPS, PAVEMENT, AND CURB DETAILS.
 6. RIGHT-IN, RIGHT-OUT CONCRETE RAISED ISLANDS TO BE INSTALLED PER MODOT SPECIFICATIONS. CURB FACE TO BE PAINTED HIGH QUALITY YELLOW PER MODOT SPECIFICATIONS.
 7. ALL PAVEMENT MARKINGS / STRIPING SHALL BE PER MUTCD STANDARDS. ALL ADA PAINT STRIPING (PARKING STRIPING, LOGO, ACCESS AISLE HATCHING) TO BE BLUE PER CITY STANDARDS. ALL OTHER PARKING AREA PAINT STRIPING TO BE HIGH QUALITY WHITE. SEE STRIPING DETAILS ON SHEET C7.0 & C7.1.
 8. THE CONTRACTOR MUST FOLLOW ALL MODOT REQUIRED TRAFFIC CONTROL PROCEDURES FOR WORK WITHIN THE HIGHWAY K RIGHT-OF-WAY.

Site Benchmark:
TBM#655
NAVD88 Elev.=626.67 FtUS
"O" in Open on fire Hydrant in Northwest corner of property.

Call Before you DIG
Dial 811 or TOLL FREE
1-800-344-7483
missouri-one-call-system-inc.com



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these facilities, structures, & utilities.

The contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.



GATE IMAGE, FOR REFERENCE