

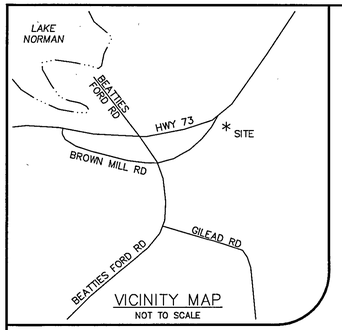
15020 BROWN MILL RD

00902212

1/4/2008

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL SIGNS TO BE PERMITTED SEPARATELY BY THE TOWN OF HUNTERSVILLE. CONTACT CARTER PETTIGrew.
2. EXISTING BACKFLOW PREVENTER SCREENING TO REMAIN.
3. PARKING LOT LIGHTS SHALL REMAIN. NO NEW FREESTANDING LIGHTS ARE PROPOSED. ANY NEW SITE LIGHTING SHALL BE ATTACHED TO NEW BUILDING OR COVERED WALKWAY.

WATERSHED DATA:

SITE IS LOCATED IN MT ISLAND LAKE OVERLAY–PA1

24% BUILT UPON AREA ALLOWED WITH CURB & GUTTER: 117,490 S.F.
BUILT UPON AREA EXISTING AND PROPOSED: 36,758 S.F.
PROPOSED IMPERVIOUS % OF TOTAL SITE: (7.5%)

PROJECT TIMETABLE (EST.)

1. ZONING APPROVAL: 7–14–08
2. CLEARING/BEGIN CONSTRUCTION: 7–21–08
3. BUILDING CONSTRUCTION BEGINS: 7–28–08
4. BUILDING COMPLETE: 9–29–08
5. SITE WORK COMPLETE: 10–27–08
6. SEDIMENT TRAP CONVERTED TO DETENTION: 11–3–08
7. C.O.: 11–10–08

NOTES

1. TOPOGRAPHICAL SURVEY BY MEADE GUNNELL ENGINEERING & SURVEYING, P.C. DATED 1/23/08.
2. BOUNDARY SURVEY BY VLOMER & ASSOCIATES, PA PO BOX 472028, CHARLOTTE, NC 28247–2028
3. UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES AND FIELD LOCATION BY NC ONE CALL.

LOT SUMMARY

ZONING CLASSIFICATION – HC (CD)
PROPOSED USE: COMMERCIAL INDOOR KENNEL
MINIMUM FRONT BUILD TO LINE – 15'
SIDE YARD – 10'
AREA – 11.238 ACRES
ORIGINAL IMPERVIOUS AREA – 19,907 S.F.
EXISTING BUILDING AREA – 5,323 S.F.
PROPOSED IMPERVIOUS AREA – 11,355 S.F.
PROPOSED BUILDING AREA – 4,088 S.F.
NO. OF PARKING SPACES REQUIRED: 19 (1 PER 500 S.F.)
NO. OF PARKING SPACES PROVIDED: 21 SPACES
TOTAL IMPERVIOUS AREA – 31,098 S.F.
PARCEL ID: 00902212, D.B. 4944 PG. 738
SEE SHEET C–100 FOR ENTIRE SITE BOUNDARY

CURRENT PROPERTY OWNER: DENNIS MEADOWS
MEADOWS BED AND BISCUIT
15020 BROWN MILL RD.
HUNTERSVILLE, NC 28078

LOT TYPE: HIGHWAY COMMERCIAL (ORIGINAL SITE PLAN APPROVED IN 2000)

LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED FENCE
- SS — PROPOSED SANITARY SEWER
- WL — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- WL — EXISTING WATER LINE
- C/O ● PROPOSED SEWER CLEANOUT

SITE NOTES

1. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORT TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.
4. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OTHER FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE DEVELOPER. CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR ALL REPAIRS, AND REPAIRS ARE TO BE PERFORMED TO THE DEVELOPER'S APPROVAL.
5. UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY THE DEVELOPER PRIOR TO CONSTRUCTION.
7. EXISTING CURB AND ASPHALT PAVEMENT SHALL BE SAWCUT.
8. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE AND WHITE IN COLOR UNLESS INDICATED OTHERWISE.
10. ALL DIMENSIONS AND RADIUS LENGTHS ARE TO THE EDGE OF PAVEMENT, FACE OF CURB, OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
11. CONCRETE JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
12. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STATE OF NORTH CAROLINA AND THE MECKLENBURG COUNTY STANDARDS, AND THE TOWN OF HUNTERSVILLE STANDARDS.
13. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
14. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
15. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
16. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT–OF–WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. FOR ASSISTANCE WITH FIELD LOCATION OF EXISTING UTILITIES THE CONTRACTOR CAN CONTACT NC ONE CALL AT 1–800–632–4949.
18. ALL CONCRETE SHALL BE CLASS A 4000 PSI AND REINFORCED WITH 6 X 6 X 10/10 WWM. THICKNESS SHALL BE FOUR (4) INCHES UNLESS OTHERWISE NOTED.
19. CONTRACTOR SHALL USE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE CONTINUING WORK.

BACKFLOW PREVENTION NOTES:

1. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTIONS POINTS, OR OTHER WATER–USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD–REQUIRED BACKFLOW PREVENTER.

UTILITY NOTES

1. PROPOSED UTILITIES OUTSIDE OF RIGHT OF WAY ARE PRIVATE.
2. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
3. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY CHARLOTTE–MECKLENBURG UTILITY DEPARTMENT (CMUD) AS APPLICABLE.
5. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.
6. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER AND OTHER UTILITIES.
7. GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE BUILDING.
8. 3/4" TO 1" WATER LINES SHALL BE SDR 21 PVC.
9. CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP LOCATIONS WITH THE APPROPRIATE UTILITY COMPANY. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. THRUST BLOCKS ARE REQUIRED AT EACH FIRE HYDRANT, TEE, BLOWOFF AND ELBOW.
11. WATER LINES AND SERVICES SHALL BE AT LEAST 18" ABOVE SANITARY SEWER LINES AND SEWER LINES AND SERVICES SHALL BE AT LEAST 18" BELOW WATER LINES. IF THIS IS NOT POSSIBLE, BOTH LINES SHALL BE OF FERROUS MATERIAL 10' EITHER SIDE OF THE CROSSING.
12. SEWER LINES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER LINE. WHERE 10' CANNOT BE MAINTAINED, AND AS APPROVED BY THE ENGINEER, THE WATER LINE SHALL BE IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.
13. PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS OR THE CMUD STANDARD SPECIFICATIONS, WHICHEVER THE MORE STRINGENT CONDITION.
14. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
15. 4" SANITARY SEWER LATERALS SHALL BE SCHEDULE 80 PVC PIPING.
16. INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE–COMPACTED TO THE REQUIRED SPECIFICATIONS. AND THE STONE BASE AND ASPHALT IS TO BE RETURNED TO ITS ORIGINAL CONDITION.
17. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION, AND ANY OTHER UNDERGROUND OR OVERHEAD UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR INCLUSION OF UTILITY LOCATIONS ON THE CONTRACT DOCUMENTS IS NOT TO BE CONSIDERED AS THE NON–EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
18. THE CONTRACTOR SHALL COORDINATE WATER AND SEWER LOCATIONS WITH APPROVED PLUMBING PLANS AND ADJUST LOCATIONS OF UTILITY SERVICES AS REQUIRED.
19. ALL WATER AND SEWER MATERIALS, BACK FLOW PREVENTION DEVICES, AND INSTALLATION PROCEDURES SHALL BE ACCORDING TO CMUD STANDARDS.
20. WATER METER, TAP, AND GATE VALVE TO BE INSTALLED BY CMUD OR CMUD APPROVED CONTRACTOR.
21. SANITARY SEWER CONNECTION BY GENERAL CONTRACTOR. ALL FEES FOR ASSOCISTED SERVICES TO BE PAID FOR BY GENERAL CONTRACTOR.
22. COORDINATE NATURAL GAS CONNECTION WITH NATURAL GAS COMPANY AND MECHANICAL AND PLUMBING PLANS.
23. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING SANITARY SEWER LINE. CONTRACTOR SHALL NOTIFY CMUD PRIOR TO CONSTRUCTION OF PROPOSED SADDLE MANHOLE.
24. CONTRACTOR SHALL COORDINATE GUY WIRE & POLE RELOCATION OR HEIGHT ADJUSTMENT FOR PEDESTRIAN CLEARANCE WITH DUKE POWER COMPANY. ANY FEES FROM POWER COMPANY SHALL BE PAID BY GENERAL CONTRACTOR.
25. CONTRACTOR SHALL REFER TO MECKLENBURG COUNTY HEALTH DEPARTMENT'S CONDITIONS OF IMPROVEMENT PERMIT AND ANY OTHER DOCUMENTATION PERTAINING TO FILE NUMBER: 42688 WHEN CONSTRUCTING THE WASTEWATER SYSTEM.
26. CONTRACTOR SHALL TAKE SPECIAL CARE TO DISTURB AS FEW TREES AS POSSIBLE.

42688

SEPTIC SYSTEM NOTE:

THE SEPTIC SYSTEM DESIGN WAS PROVIDED BY JACOBS ON–SITE DEVELOPMENT, INC.

BEFORE YOU DIG !
CALL 1–800–632–4949
N.C. ONE–CALL CENTER
IT'S THE LAW !

GWS Septic System Design Review
GWS File #: 42688
Approved Disapproved
Design Review: [illegible] 9/9/09
Field Review: [illegible] 9/9/09
Projects are not considered "APPROVED" until both sections above are completed and indicate an APPROVED status.

DATE	DESCRIPTION
4/10/08	INITIAL SUBMITTAL TO HUNTERSVILLE
5/30/08	SECOND SUBMITTAL TO HUNTERSVILLE
7/03/08	THIRD SUBMITTAL TO HUNTERSVILLE
11/13/08	SHIFTED PROPOSED BUILDING 10 FT WEST PER OWNER
02/25/09	ADDED SEPTIC SYSTEM. ADJUSTED OTHER UTILITIES.

CLIENT
MEADOW'S BED AND BISCUIT
15020 BROWN MILL RD.
HUNTERSVILLE, NC 28078
(P) (704) 875–8668 (F) (704) 875–9864

MEADE GUNNELL
engineering & surveying, p.c.
19810–A West Catawba Avenue
Cornelius, NC 28031
704–655–7290 704–655–7291 (fax)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16741 JAMES M. GUNNELL
DATE 10–08–2007

MEADOW'S BED & BISCUIT
15020 BROWN MILL RD
MECKLENBURG COUNTY, HUNTERSVILLE, NC

SITE AND UTILITY PLAN

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JOB NUMBER	SHEET NUMBER
974.00	C300