

8801 WILKINSON BV

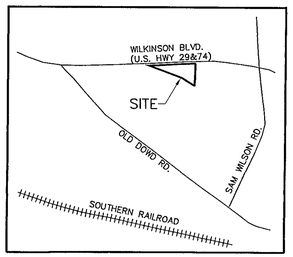
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Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

3360B



VICINITY MAP
(NOT TO SCALE)

WILKINSON BLVD – U.S. HWY 29 & 74
(EXIST. 100' PUBLIC R\W)

EXIST. 100' R/W
EXIST. CONCRETE MEDIAN
N87°08'02"E 1073.22'
N87°08'02"E 955.08'
EXIST. EDGE OF PAVEMENT
EXIST. CONC. DITCH
L=27.84' R=5729.58' CH=S87°16'58"W – 27.84'
L=25.87' R=5679.58' CH=S87°15'16"W 25.87'
20' FRONT SETBACK
EXIST. 50' GAS R/W
50.0'
PROPOSED TRACT 2
PROPOSED TRACT 1
DIRTWORKS OFFICE BUILDING
(9,621 S.F.)
(FFE=633.70)
PROP. 2.5' C/G
TRANSITION FROM 2.5' C/G TO 1.5' C/G OVER 20.0'
PROP. 1.5' C/G
PROP. 6.0' CONC. WALK
PROP. 5.0' CONC. WALK
PROPOSED SCREENING SHRUB @ 5.0' O.C. (TYP.)
PROP. PUMP TO SEPTIC TANK
PROP. SEWER LATERAL TO SEPTIC TANK
PROP. LOCATION OF SEPTIC TANK & DRAIN FIELD
PROP. WELL LOCATION
PROP. HC RAMP
5 SPACES
ASPHALT
LMT
SMT
END OF PAVEMENT
PROPOSED 30' SLIDING GATE
PROPOSED CONC. PAD
GRAVEL
FUTURE EXPANSION
PROPOSED 6.0' HIGH CHAIN LINKED FENCE
PROPOSED 1.5' C/G
PROPOSED SCREENING SHRUB @ 5.0' O.C.
PROPOSED PROPERTY LINE
4' SIDE YARD
S01°36'26"W 474.75'
N69°35'03"W 736.45'
APPROX. LOCATION OF EXISTING GAS LINE
10' REAR YARD
N58°35'25"W 323.65'
EXIST. TB
EXIST. CREEK
N.O.F. KENNETH FARLEIGH & DON ROBERTS
PARCEL ID #:1130-4606
DEED BK 04082 PG. 427
ZONED: B2
N.O.F. GUILFORD COLLEGE
PARCEL ID #:1130-4604
DEED BK 05803 PG. 236
ZONED: B2

LANDSCAPING NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED IN ACCORDANCE WITH THE PLAN BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS (IF APPLICABLE).
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, CONSTRUCTION DEBRIS AND COMPACTED SOIL PRIOR TO PLANTING.
3. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOP SOIL STANDARDS FOR PLANTING TREES.
4. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
5. ADJUST TREE PLANTING TO AVOID UNDERGROUND UTILITIES. 10.0' OFF WATER, ELECT. AND GAS – 15.0' OFF SANITARY SEWER AND STORM DRAINAGE.
6. REFERENCE CMLD STANDARDS 40.01, 40.02, 40.03, 40.04, AND 40.09 FOR TREE PLANTING AND PROTECTION DETAILS.
7. GEOGRID FOR RETAINING WALLS IS TO BE LEFT 24" MIN. BELOW GRADE IN TREE PLANTING AREAS.
8. ORDINANCE REQUIRED TREES MUST BE MAINTAINED IN TREE FORM & ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM, WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER).
9. ALL AUTOMOBILE PARKING SPACES MUST BE WITHIN SIXTY (60) FEET OF A TREE.
10. LARGE MATURING TREES MUST BE A MINIMUM OF 25 FEET FROM OVERHEAD DISTRIBUTION POWER LINES. IF TREES CONFLICT WITH POWER LINES, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

PAVING SPECIFICATIONS

LIGHT DUTY ASPHALT PAVEMENT (LDP)
- 6" COMPACTED AGGREGATE BASE COURSE
- 2" SURFACE COURSE, I-2

HEAVY DUTY ASPHALT PAVEMENT (HDP)
- 8" COMPACTED AGGREGATE BASE COURSE
- 2" BINDER COURSE, TYPE H
- 1" SURFACE COURSE, I-2.

CONCRETE PAVEMENT
- 3" #57 WASHED STONE BASE
- 7" 3600 PSI W/ 6x6 WIRE MESH (10 GAUGE)

GRAVEL AREAS
- 8" COMPACTED AGGREGATE BASE COURSE

NOTES:
1. ALL FILL USED FOR RAISING SITE GRADE 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 95 PERCENT OF THE SAME SPECIFICATION. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE FURTHER COMPACTION.
2. PAVEMENT SPECIFICATIONS ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS FROM SOILS REPORT.

UTILITIES:

POWER	(704) 373-8050	DUKE POWER CO. 500 SOUTH CHURCH ST. CHARLOTTE, N.C. 28202
TELEPHONE	(704) 378-6300	SOUTHERN BELL TEL. CO. P.O. BOX 30199 CHARLOTTE, N.C.
WATER & SEWER	(704) 399-2551	CHAR.-MECK. UTILITY DEPT. 5100 BELHAVEN BLVD. CHARLOTTE, N.C. 28233
GAS	(704) 525-5585	PIEDMONT NATURAL GAS CO. P.O. BOX 33068 CHARLOTTE, N.C. 28233
CABLE TELEVISION	1-800-632-4949	

SIGN SCHEDULE

(A) VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)

(B) NO PARKING-DISABLED PASSENGER LOADING ONLY (MUTCD R7-1)

ZONING CODE SUMMARY

PROJECT NAME: DIRTWORKS OFFICE BUILDING
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
ZONING: I2CD JURISDICTION: MECKLENBURG COUNTY
PARCEL ID NO: 11304611
DEED BOOK/PAGE: 05721/233
UTILITIES:
WATER: PRIVATE WELL
SEWER: SEPTIC FIELD

YARD REQUIREMENTS:
SETBACK (FRONT): 20 FT. FROM R/W
SIDE YARD (L): 4 FT. SIDE YARD (R): 4 FT.
REAR YARD: 10 FT.

REQUIRED BUFFERS:
FRONT: (NO) YES REAR: (NO) YES
SIDE (L): (NO) YES SIDE (R): (NO) YES

REQUIRED SCREENING:
FRONT: (NO) YES REAR: (NO) YES
SIDE (L): (NO) YES SIDE (R): (NO) YES
PARKING ONLY: NO (YES) SHRUBS @ 5.0' O.C.

TOTAL LOT SIZE: 209,444.51/4.808 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 1
TRACT 1 LOT SIZE: 112,027.74/2.572 SQ. FEET/ACRES
TRACT 2 LOT SIZE: 97,416.77/2.236 SQ. FEET/ACRES
PROPOSED USE: OFFICE BUILDING/REPAIR SHOP
BUILDING HEIGHT: FEET STORIES: 1
OFFICE FLOOR AREA: 3,777 SQ. FEET
SHOP FLOOR AREA: 5,844 SQ. FEET
GROSS FLOOR AREA: 9,621 SQ. FEET
BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 52,605/1.21 SQ. FEET/ACRES
GRAVEL AREA COVERAGE (INCLUDED IN AREA ABOVE): 22,609/0.52 SQ. FEET/ACRES
INTERIOR LANDSCAPING:
REQUIRED: 1 TREE PER 10,000 S.F. = 6 TREES
PROVIDED: 6 TREES
ONE TREE SHOULD BE WITHIN 60 FEET OF A PARKING SPACE.

PARKING REQUIRED: (CITY OF MECKLENBURG COUNTY ZONING ORDINANCE 12.202):
.25 SPACE PER 1,000 SF FOR WAREHOUSING PLUS 1 SPACE REQUIRED PER 400 S.F. FOR ANY ACCESSORY OFFICE
.25*5,844/1000(SHOP)=1.5 OR 2 SPACES PLUS 3,777/400(OFFICE)=9.4 OR 10 SPACES
REQUIRED: 12 PROVIDED: 13 HANDICAP: 1
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

NOTE: L.M.T. REPRESENTS LARGE MATURING TREES FROM APPROVED LIST IN APPENDIX OF THE MECKLENBURG COUNTY ZONING ORDINANCE FOR SCREENING AND BUFFER TREES, AND FROM THE URBAN FORESTRY APPROVED LIST FOR STREET TREES AND INTERNAL PLANTINGS REQUIRED BY THE TREE ORDINANCE. MINIMUM TREE CALIPER MEASURED 6 INCHES ABOVE GROUND ON ALL TREES SHALL BE 2.0 INCHES AND THE MINIMUM HEIGHT SHALL BE 8 FEET. ALL MULTI-STEM PLANTS MUST BE TREE FORM (MAXIMUM 3 TO 5 TRUNKS) AND MINIMUM 8 FEET TALL.

NOTE: SHRUBS USED FOR SCREENING TO BE EVERGREEN FROM THE APPROVED LIST IN APPENDIX 1 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. SHRUBS TO BE AT LEAST 2.0' TALL AND HAVE 2.0' SPREAD WHEN PLANTED AND NO FURTHER APART THAN 5'. THEY MUST BE OF A VARIETY AND ADEQUATELY MAINTAINED SO THAT AN AVERAGE OF 5 TO 6 FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN 4 YEARS OF PLANTING.

NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY.
- BOUNDARY INFORMATION PROVIDED BY THE ISAACS GROUP, P.C..
- TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP, P.C. AND KELLY JAMISON SURVEYING.
- 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 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.
- ALL PROPOSED SPOT ELEVATIONS ARE TO BOTTOM 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.

LEGEND

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- LARGE MATURING TREE = RED MAPLE
- SMALL MATURING TREE = CREPE MYRTLE
- SCREENING SHRUBS = COMPACTA HOLLY
- OH/U OVERHEAD UTILITY LINE

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NORTH CAROLINA PROFESSIONAL SEAL 18947 ENGINEER CHRISTOPHER M. ISAACS
5/29/00

FINAL DRAWING
NOT RELEASED FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	ABC	8/3/00	SUBMITTED FOR BUILDING PERMIT
2	DDS	8/15/00	ADDED SPILLWAY DETAIL
3	CJS	8/29/00	ADDED SEPTIC FIELD AND WELL

DIRTWORKS OFFICE BUILDING
8801 WILKINSON BLVD.
MECKLENBURG COUNTY, NORTH CAROLINA

Title: SITE PLAN

File #: 000540.DWG Date: 5/4/00
Project Eqr: CNI
Design By: CNI
Drawn By: ABC
Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING
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