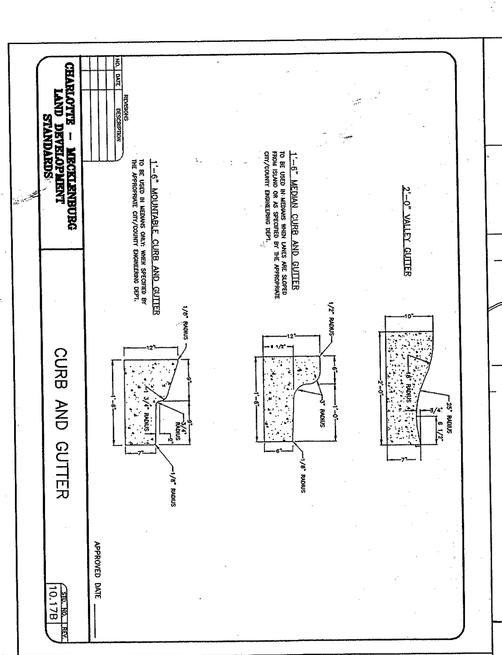
P:\DWG\484-001southernconcrete\dwg\ACAD-ACAD-484001base2.dwg, C2 - STAKING PLAN, 11/28/2006 11:29:17 AM, wfuller, OceTDS600.pc3, User 2 (30.00 x 42.00 Inches), 1:1



ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 3000 PSI CONCRETE W/1" DEEP GROOVE CONTROL JOINTS AT INTERVALS INDICATED ON SITE PLAN. PROVIDE EXPANSION JOINTS ADJACENT TO ALL RIGID STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'. CONTROL JOINTS AND EXPANSION JOINTS TO BE AT INDUSTRY STANDARDS.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS, FEATURES, STAIRS AND HANDRAILS, ETC.

DRIVEWAYS SHALL BE CONSTRUCTED TO STATE AND LOCAL CODES.

BENCHMARK LOCATIONS AND ELEVATIONS WILL BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH CITY OF CHARLOTTE, NCDOT, NCDENR, CMUD AND STANDARDS AND SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT, THE STRICTER SPECIFICATION SHALL BE HELD.

EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ONLY. ANY DAMAGE DONE TO EXISTING UTILITIES (SHOWN OR NOT SHOWN) SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. TO INSURE PROPER LOCATION OF THE UTILITIES, THE CONTRACTOR SHALL CONTACT NC ONE CALL AT 1-800-632-4949, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. NONSUBSCRIBERS SHALL BE CONTACTED DIRECTLY.

THE CONTRACTOR WILL PROVIDE APPROPRIATE BARRICADES, WARNING LIGHTS, AND WARNING SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.

BURTON ENGINEERING HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY MANNER WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY BURTON. NO OPINION IS RENDERED AS TO ANY VIOLATION OF AN ENVIRONMENTAL LAW OR REGULATION, EITHER FEDERAL, STATE OR LOCAL RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE OWNER'S REPRESENTATIVES OR THE ENGINEER.

GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION AND IS SUBJECT TO AN IMMEDIATE FINE.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S). OWNER.

BURNING ON, OR NEAR THE JOB SITE WILL NOT BE PERMITTED.

ALL FILL SHALL BE COMPACTED TO A MIN. OF 95% PER ASTM D 698, UNDER BLDG. AND PAVEMENT. FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR FINAL COMPACTION REQUIREMENTS.

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION RELATED MATERIAL AND DEBRIS.

FILL UNDER PAVEMENT TO BE COMPACTED TOP 24" TO 98% STD. PROCTER. FOLLOW GEOTECHNICAL REPORT IF AVAILABLE.

PAVEMENT SPECS PROVIDED FOR BID PURPOSES. FOLLOW GEOTECHNICAL REPORT IF AVAILABLE.

TREE SAVE NOTES:

a. TEMPORARY TREE SAVE FENCING INSTALLED UNDER THE ROUGH GRADING CONTRACT SHALL BE MAINTAINED UNTIL THE CITY ALLOWS ITS REMOVAL. REMOVAL OF THIS FENCING SHALL BE INCLUDED HEREIN.

b. THE SITE WORK CONTRACTOR(S) SHALL BE FAMILIAR WITH AND OBSERVE THE APPLICABLE REQUIREMENTS. ANY QUESTIONS SHOULD BE DIRECTED TO THE PROJECT CIVIL ENGINEERING REPRESENTATIVE.

LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S). LOT 3 IS THE SAME OWNER.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR, ALONG WITH THE FINAL PAVING ON TEXLAND BLVD.

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM SLOPE OF 0.5% ON CURB.

INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. SEE SHEET C6 FOR EROSION CONTROL PLAN.

THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF SUCH IMPROVEMENTS AND INVERT ELEVATIONS OF SUCH PRIOR TO START OF CONSTRUCTION.

ALL "STD" NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BRANNHAM CHANNEL IN AN UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

THE CITY OF CHARLOTTE ENGINEERING DEPT. HAS NOT REVIEWED THE STRUCTURAL DESIGN OF ANY RETAINING WALLS SHOWN ON THIS PLAN. ALL RETAINING WALLS REQUIRE A SEALED SHOP DRAWING FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

STANDARD ITEMS (EX. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE R/W REQUIRE A R/W ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPT. OF TRANSPORT./NORTH CAROLINA DEPT. OF TRANSPORT.) BEFORE INSTALLATION.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

BURTON ENGINEERING HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, SPECIFICATIONS, AND DRAWINGS PREPARED BY BURTON ENGINEERING. THESE PLANS, SPECIFICATIONS, AND DRAWINGS OR ANY COPIES THEREOF NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING EXPRESSED WRITTEN PERMISSION FROM BURTON ENGINEERING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF THE WORK AND SHALL CHECK ALL DIMENSIONS ON THESE DRAWINGS BEFORE BEGINNING ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.

SIGHT TRIANGLES SHOWN ARE A MINIMUM.

TOTAL SITE IS 9.20 AC. WITH 4.80 AC. IMPERVIOUS = 57.7 % IMPERVIOUS.

CONTRACTOR TO FIELD VERIFY PROPERTY LINE AND BUILDING DIMENSIONS PRIOR TO ANY CONSTRUCTION AND TO NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE PRESENT.

ALL SPOT ELEVATIONS ARE SHOWN AT TOP OF GRADE OR PAVEMENT, UNLESS OTHERWISE NOTED.

ACCESSIBLE PARKING:

a. AN ACCESSIBLE PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN 1/4" PER FOOT ACROSS THE SPACE.

b. HANDRAILS ARE TO BE PROVIDED ON ACCESSIBLE ROUTE (SIDEWALK) SHALL BE 5.00% (1:20).

c. MAX. SLOPE FOR AN ACCESSIBLE ROUTE (SIDEWALK) SHALL BE 5.00% (1:20).

d. ALL ACCESSIBLE PARKING SPACES SHALL DISPLAY APPROVED RESERVED PARKING SPACE SIGNS AS PRESCRIBED BY THE N.C.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND APPROVED FOR USE UNDER N.C. GENERAL STATUTE R/-3, R/-4D "PENALTY" SIGN AND HERE APPLICABLE, "VAN ACCESSIBLE" SIGN.

THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.

ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF WORK.

THE PROPOSED GRADES AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL SUPPLY AND ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL AND VERTICAL LOCATIONS OF STAKES, GRADES, LEVELS, AND LINES NECESSARY FOR CONSTRUCTION. CONTRACTOR(S) SHALL PROVIDE ADEQUATE SUPERVISION TO PREVENT DAMAGE AND MOVEMENT FROM EQUIPMENT AND PERSONNEL WORKING IN CONSTRUCTION AREAS. CONSTRUCTION SHALL NOT PROCEED UNTIL DISTURBED SURVEY CONTROL IS REPLACED AND CONSTRUCTION APPROVED BY THE ENGINEER. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.

ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.

ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND SAFETY OF ALL CONSTRUCTION AND THE PUBLIC DURING THE COURSE OF CONSTRUCTION. RESPONSIBILITY FOR SCHEDULING THE WORK FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL AUTHORITY HAVING JURISDICTION OVER THE WORK OR ANY PART THEREOF, AND FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, AND SPECIFICATIONS SHOWN BY THESE DRAWINGS.

THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD, IT IS UNDERSTOOD THAT THE CONTRACTOR HAS THE SKILL AND EXPERIENCE TO PERFORM THE WORK AND IS RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION, SAFETY, MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL AUTHORITY HAVING JURISDICTION OVER THE WORK OR ANY PART THEREOF, AND FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, AND SPECIFICATIONS SHOWN BY THESE DRAWINGS.

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MIN. OF 0.5% SLOPE ON THE CURB.

INSPECTOR.

HDPE (HIGH DENSITY POLYETHYLENE PIPE (ADS) N-12 OR EQUIVALENT) STORM DRAINAGE FACILITIES MAY BE REQUIRED BY THE STREET R/W IF DEEMED NECESSARY BY THE

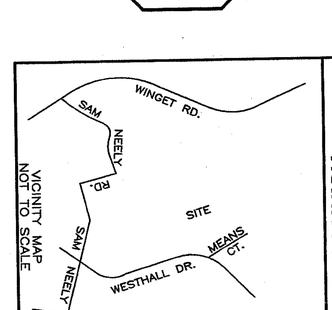
ADDING 20,000 SF OF IMPERVIOUS AREA TO A SITE AFTER 1978, REQUIRES DETENTION.

ALL WORK WITHIN THE STREET RIGHT OF WAY TO ADHERE TO CITY OF CHARLOTTE DEPT. OF TRANSPORTATION "WATCH" HANDBOOK.

ADDRESS MUST BE POSTED ON BLDG.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



VICINITY MAP

GENERAL NOTES

TOPOGRAPHIC SURVEY DATA PROVIDED BY:
CAROLINA SURVEYING, P.A.
10815 SOUTHERN LOOP BLVD.
PINEVILLE, NC 28134
704-583-4949

OWNER:
Southern Concrete Materials, Inc.
Mr. Jeff Lamm
P. O. Box 5385
Spartanburg, SC 29304
(828) 254-4422
(828) 254-3024 FAX

ENGINEER:
BURTON ENGINEERING ASSOCIATES
SUITE 100, 5950 FAIRVIEW ROAD
CHARLOTTE, NORTH CAROLINA 28210
PH. 704-553-8881 FX. 704-553-8860

PAVING LEGEND

HEAVY DUTY
7" 1½ OVER
2" ABC OVER
8" CAISSON OVER
24"-98% COMPACTED SUBGRADE
(MUST SUPPORT 80,000 LB.)

CONCRETE PAVEMENT
4" THICK 3000 PSI CONCRETE WITH WWF REINFORCEMENT OVER 6" COMPACTED SUBGRADE. JOINT SPACING PER CONCRETE STANDARDS WITH MAX. SPACING OF 30'. MIN.
(COORDINATE WITH OWNER)

NOTE: SUPERSEDED BY GEOTECHNICAL REPORT RECOMMENDATIONS

SITE NOTES

1. NEW 1'-6" CONCRETE CURB AND GUTTER ON SITE ONLY. SEE CMLD'S DETAIL 10.17A & 10.17C ON SHEET C7.
2. NEW ACCESSIBLE PARKING SIGNAGE. SEE CMLD'S. DETAIL 80.10A-C, SHEET C7.
3. NEW ACCESSIBLE RAMP/DEPRESSED CURB, IN ACCORDANCE WITH N.C. ACCESSIBILITY CODE, ADA AND MECK. CO. REQUIREMENTS AND SPECIFICATIONS. SEE CMLD'S DETAILS 10.31A-B & 10.34A-B & 10.39A-B, SHEET C7.
4. STOP SIGN - MUTCD R1-1 30" X 30"
5. TYPE III DRIVEWAY. CMLD'S DETAIL 10.28. SEE DETAIL ON SHEET C7.
6. NEW DUMPSTER ENCLOSURE AS SHOWN. INSTALL BOLLARDS PER DETAIL C8. SEE DETAIL ON SHEET C7.
7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQ'D.

DRAWING INFORMATION

ALL CONSTRUCTION MUST UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949
NONSUBSCRIBERS MUST BE CONTACTED DIRECTLY.

BURTON ENGINEERING ASSOCIATES

PERMIT STATUS	
SUBMITTED FOR	PERMIT No.
APPROVED	

NO ONE CALL BEFORE YOU DIG
STOP
800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

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BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd. • Suite 100 • Charlotte, NC 28210
(704) 553-8881 • Fax (704) 553-8860

NORTH CAROLINA PROFESSIONAL SEAL 19220 ENGINEER WANDA G. FULLER

11-28-06

Project: SOUTHERN CONCRETE MATERIALS, INC.
11560 Texland Boulevard, Charlotte, North Carolina

Sheet Title: STAKING PLAN

WGF Engineer
WGF Drawn By
11/27/06 Date
Revisions

Project Number 484.001
Sheet C2 of 10

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