

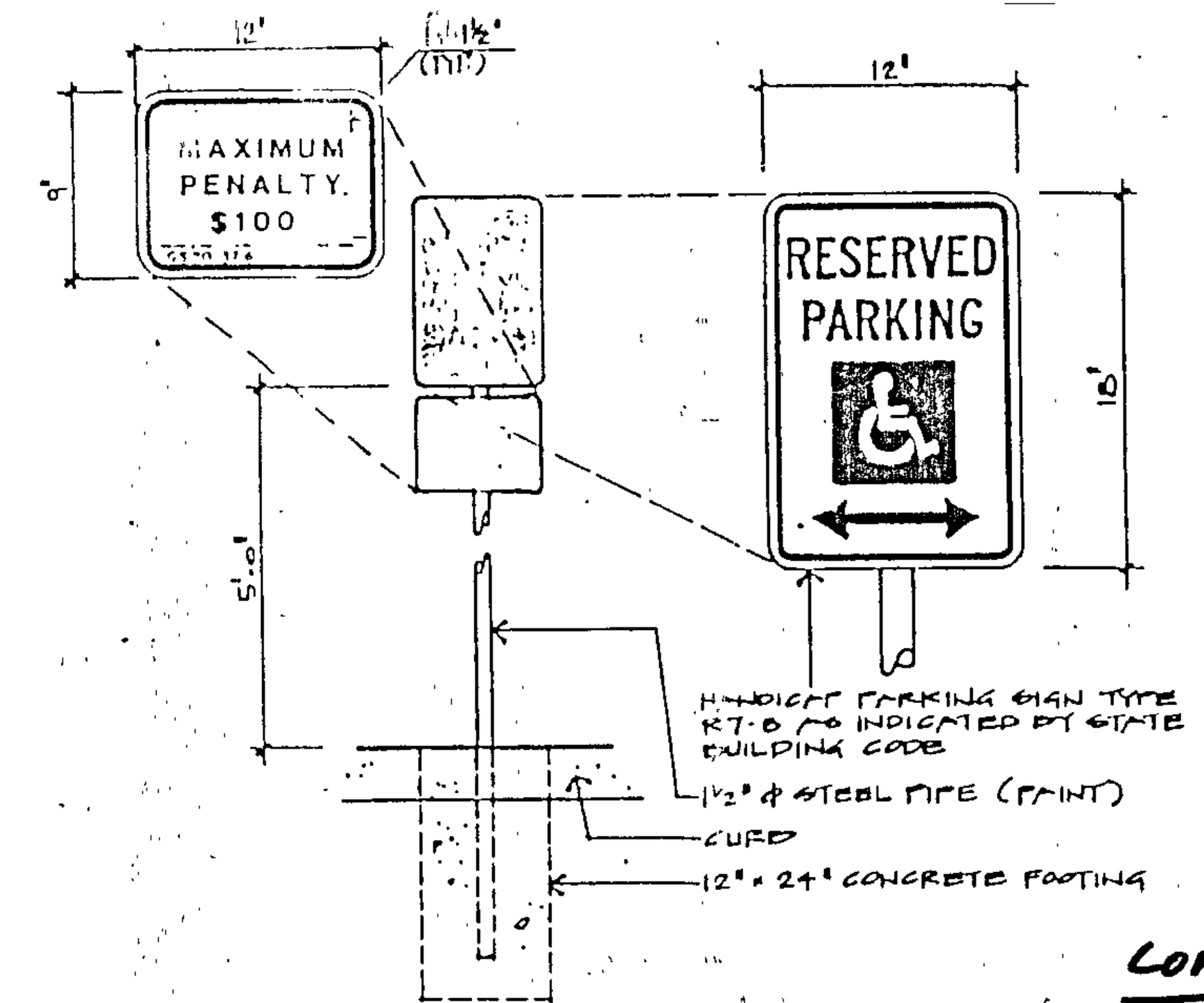
2601 ROCKY RIVER RD

10503131

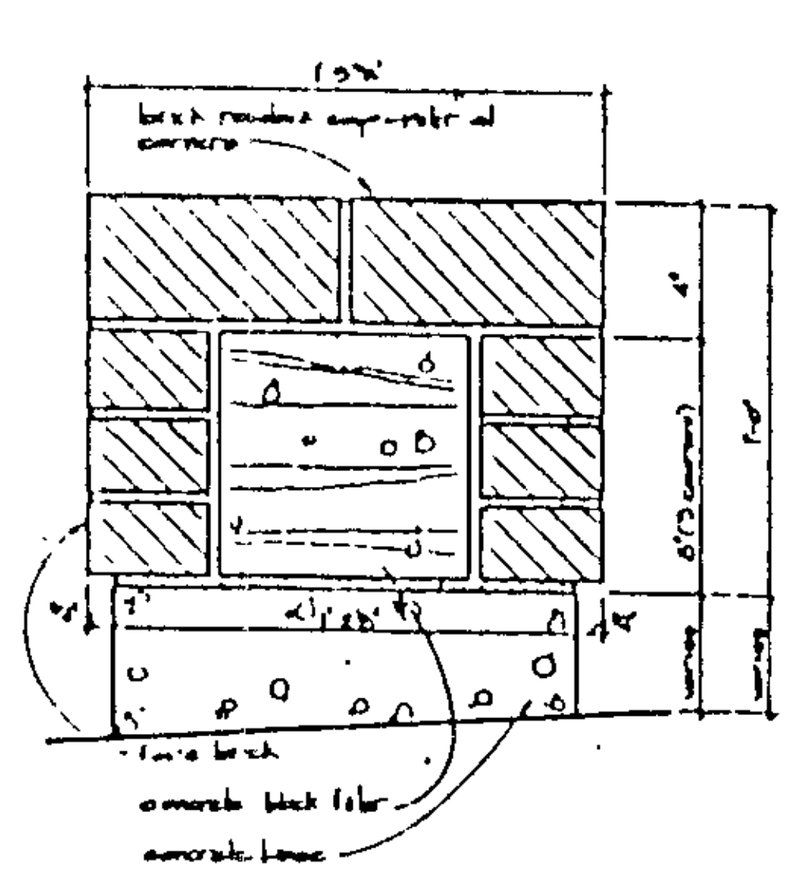
6/26/2007

duponbj

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



(1/SP1) HANDICAP SIGN DETAIL

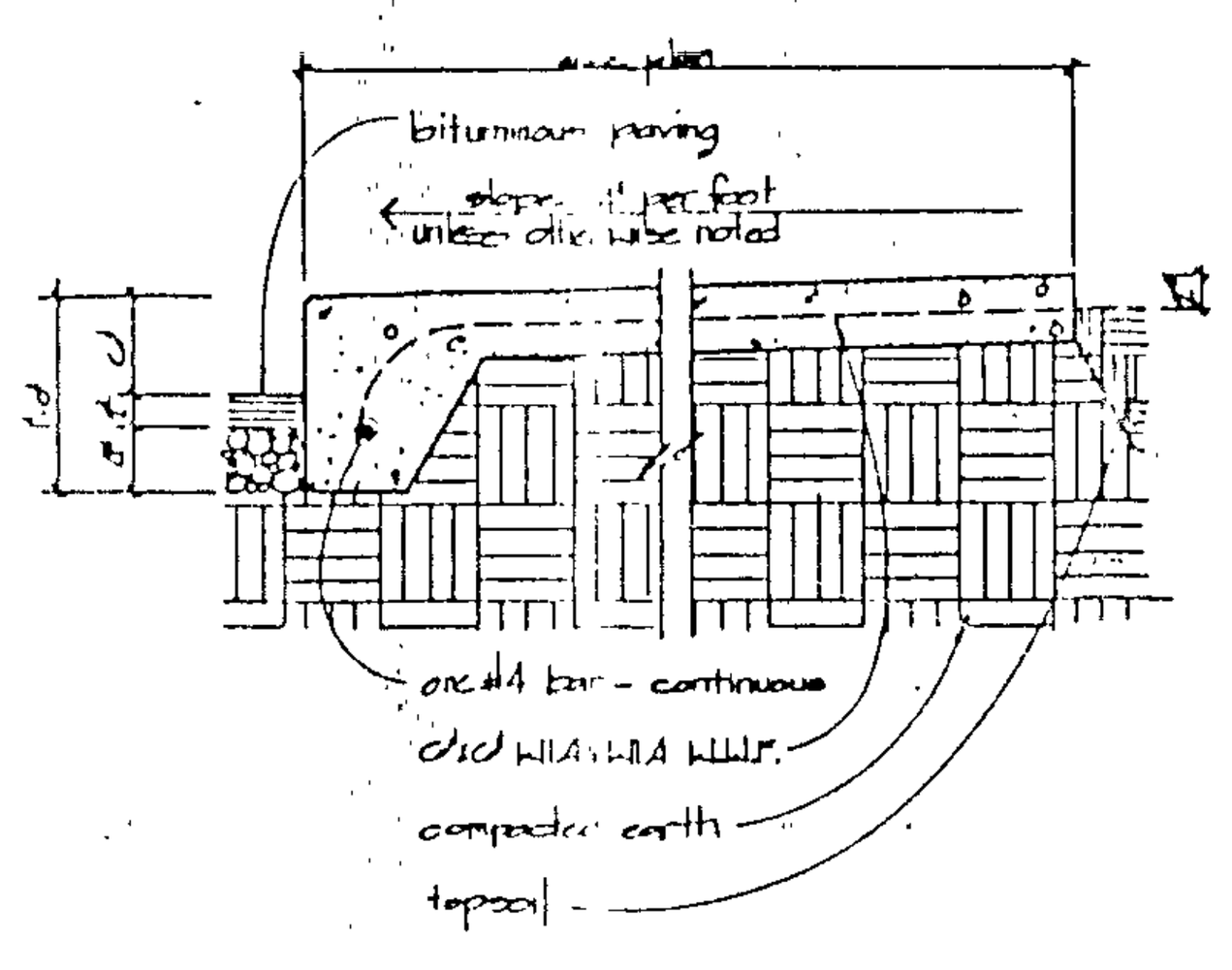


(2/SP) BENCH DETAIL
NOT USED

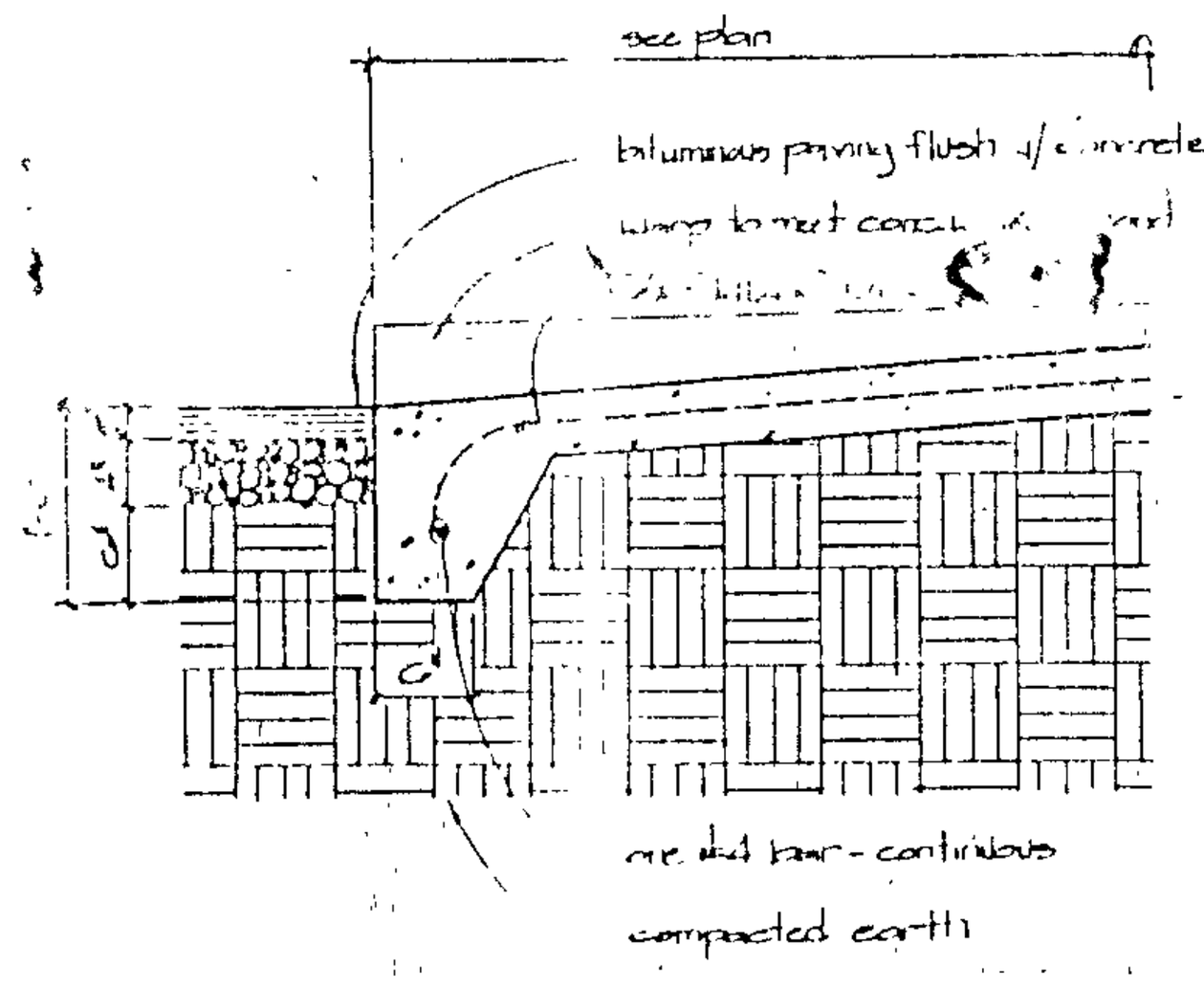
COMMENTS

Septic System Design for 350 seat Church /w Kitchen
1000 Gal Grease Trap
2500 Gal Septic Tank   Lift pump Required
2500 Gal. Pump. Tank
Pressure manifold septic system Design
15 lines x 130' long x 3' wd x 12" stone
1944 TLF
Type III Repair Area
Municipal Water Keep septic system > 10' from water lines

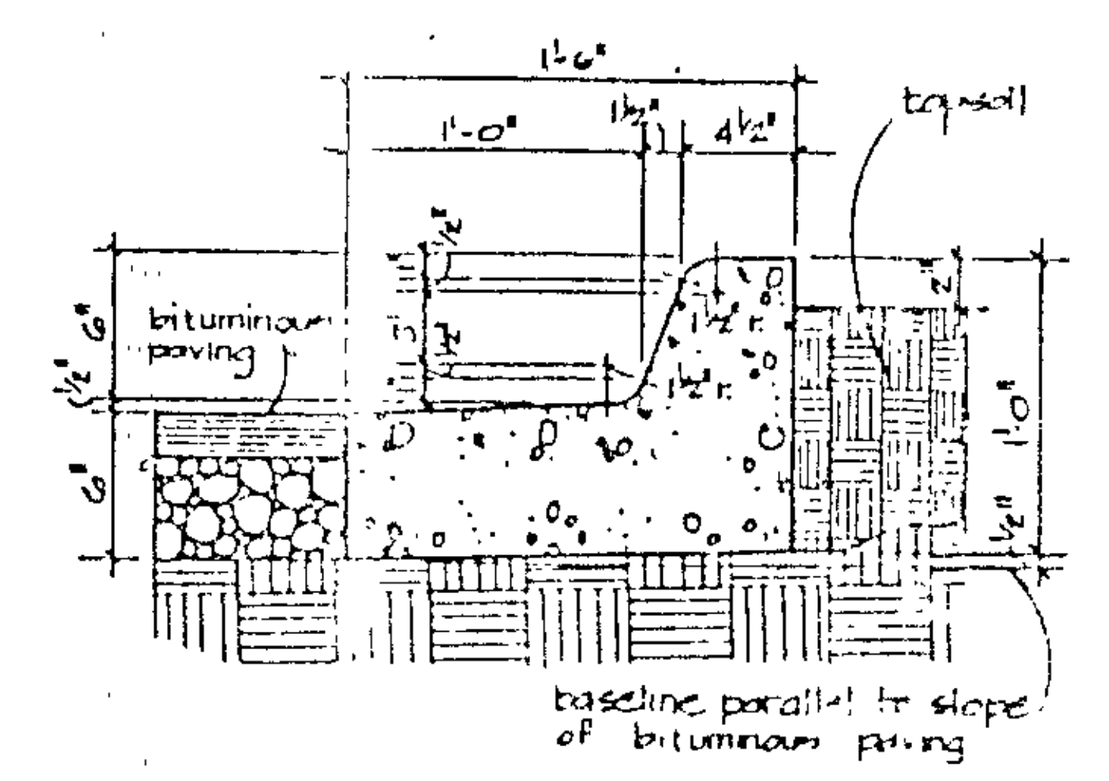
SIGNED: W. J. Pace
Laxton Const. Co Inc. 597-5041



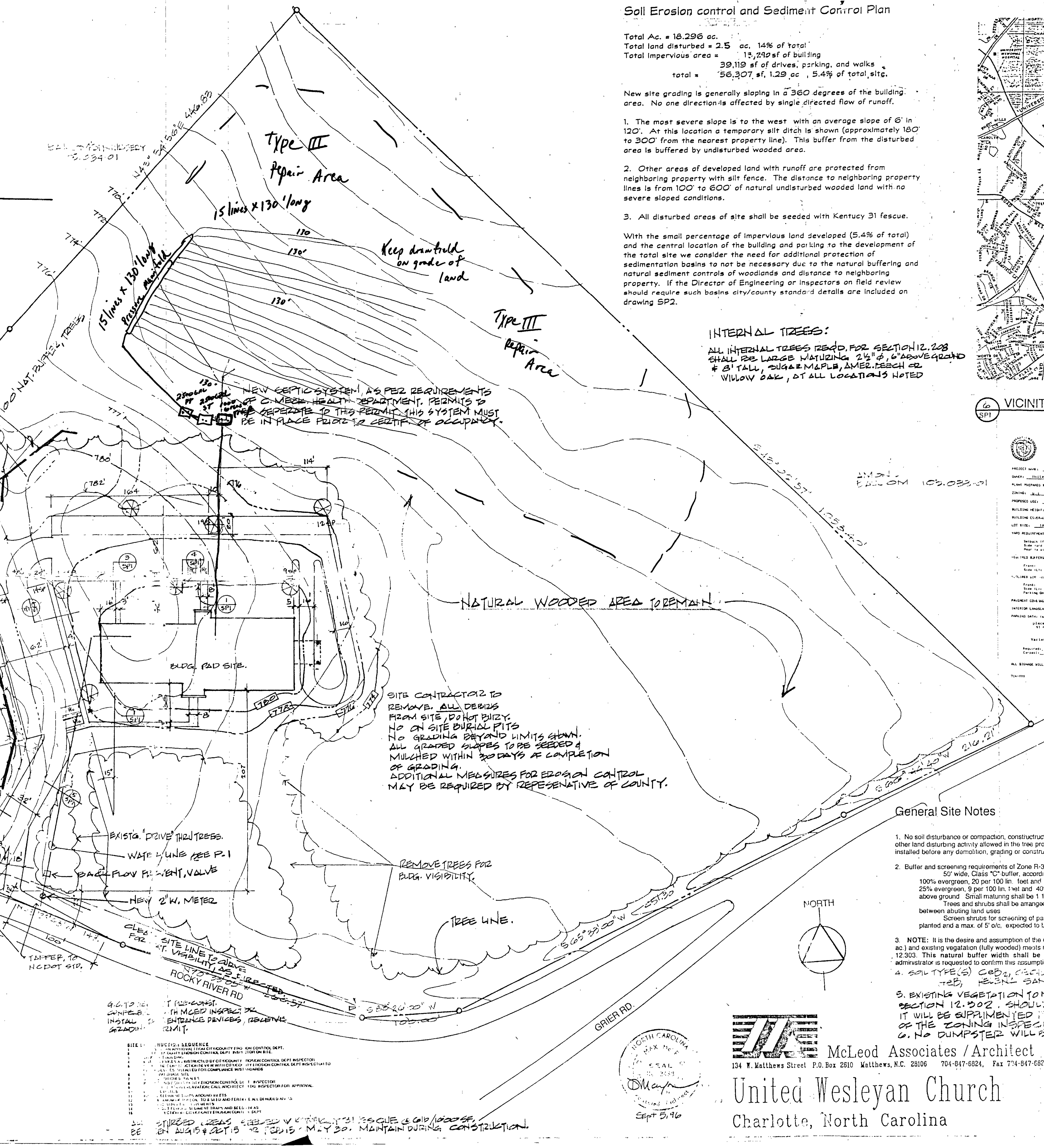
(3/SP1) TYPICAL SIDEWALK @ DRIVE



(4/SP1) TYPICAL SIDEWALK @ H/C RAMP



(5/SP1) CONCRETE CURB & GUTTER
ALTERNATE #1



G.C. TO SET UP PRE-CONST. CONFERENCE WITH MCEP INSPECTOR. INSTALL ENTRANCE DEVICES, RECEIVE GRADING PERMIT.

SITE CONSTRUCTION SEQUENCE
[illegible]

ALL DISTURBED AREAS SEEDED W/ KENTUCKY 31 FESCUE @ 6 lb/1000 SF, BETWEEN AUG 15 & OCT 15 OR FEB 15 - MAY 30. MAINTAIN DURING CONSTRUCTION.

Soil Erosion control and Sediment Control Plan

Total Ac. = 18.296 ac.
Total land disturbed = 2.5 ac. 14% of total
Total impervious area = 17,290 sf of building
39,119 sf of drives, parking, and walks
total = 56,307 sf, 1.29 ac, 5.4% of total site.

New site grading is generally sloping in a 360 degrees of the building area. No one direction is affected by single directed flow of runoff.

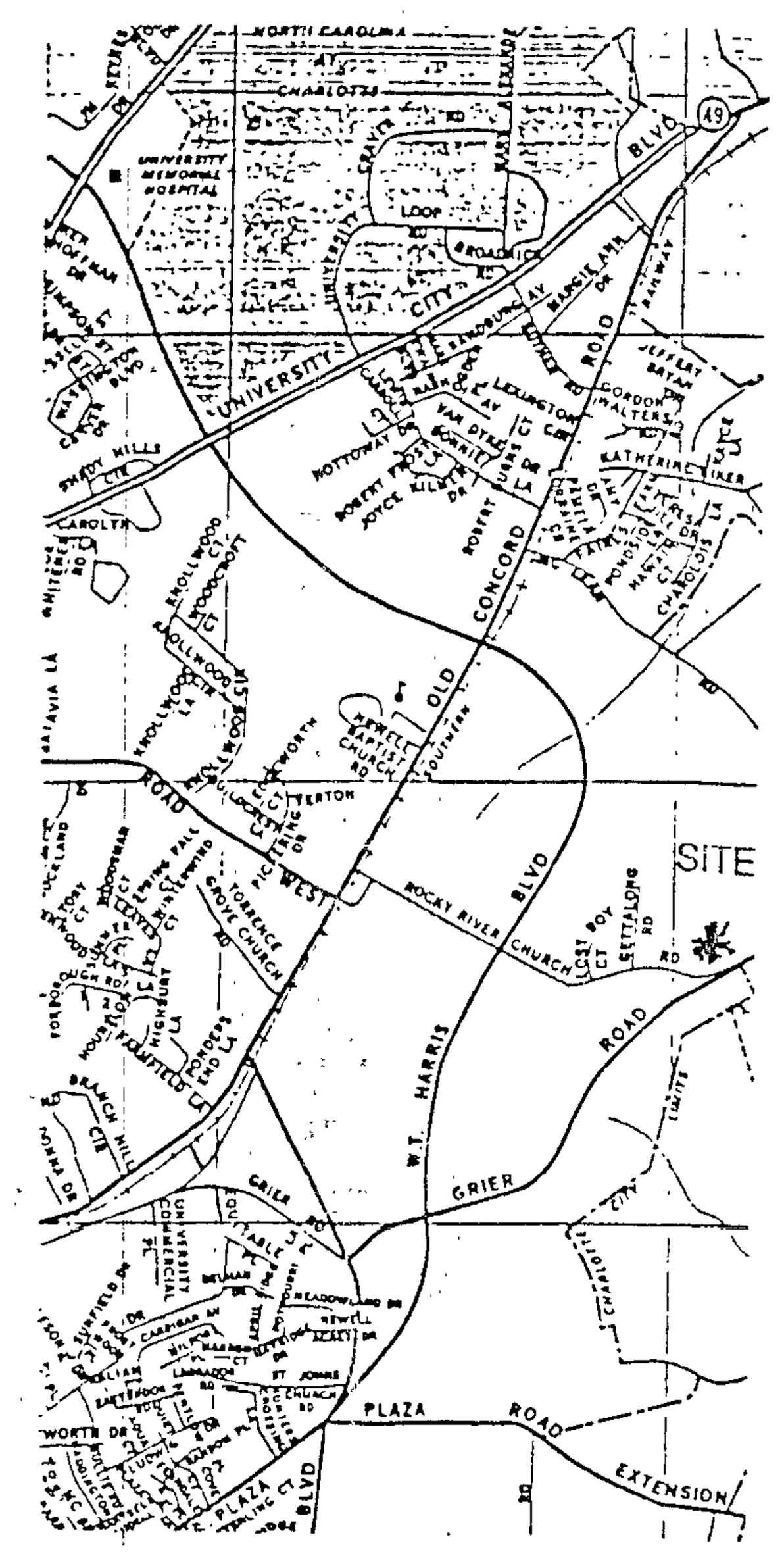
1. The most severe slope is to the west with an average slope of 6' in 120'. At this location a temporary silt ditch is shown (approximately 180' to 300' from the nearest property line). This buffer from the disturbed area is buffered by undisturbed wooded area.

2. Other areas of developed land with runoff are protected from neighboring property with silt fence. The distance to neighboring property lines is from 100' to 600' of natural undisturbed wooded land with no severe sloped conditions.

3. All disturbed areas of site shall be seeded with Kentucy 31 fescue.

With the small percentage of impervious land developed (5.4% of total) and the central location of the building and parking to the development of the total site we consider the need for additional protection of sedimentation basins to not be necessary due to the natural buffering and natural sediment controls of woodlands and distance to neighboring property. If the Director of Engineering or inspectors on field review should require such basins city/county standard details are included on drawing SP2.

INTERNAL TREES:
ALL INTERNAL TREES REQ'D. FOR SECTION 12.208 SHALL BE LARGE MATURING 2½" ⌀, 6" ABOVE GROUND & 8' TALL, SUGAR MAPLE, AMER. BEECH OR WILLOW OAK, AT ALL LOCATIONS NOTED



(6/SP1) VICINITY MAP

ZONING CODE SUMMARY
(Reproduce the following data on the site plan)

PROJECT NAME: United Wesleyan Church Fellowship/Education Building
OWNER: United Wesleyan Church   PHONE # 331-4874
PLANS PREPARED BY: McLeod Assoc/Architect   PHONE # 847-6824
ZONING: R-3   JURISDICTION: [illegible] CO.
PROPOSED USE: Church
BUILDING HEIGHT: 33' Feet, Stories: one
BUILDING COVERAGE: 17,290 Sq. Ft.   GROSS FLOOR AREA: same Sq. Ft.
LOT SIZE: 18.29 ac Sq. Ft./Acres   NUMBER OF UNITS/SUITES: N/A
YARD REQUIREMENTS:
Setback (front): 30 ft. from R.W. [illegible] ft. from C/L of R.W.
Side yard (L): [illegible] ft. Side yard (R): [illegible] ft.
Rear yard: 35 ft.
REQUIRED BUFFERS:
Front: No / Yes ___ ft   Rear: No / Yes 50' ft
Side (L): No / Yes ___ ft   Side (R): No / Yes [illegible] ft
REQUIRED SCREENING
Front: No / Yes   Rear: No / Yes
Side (L): No / Yes   Side (R): No / Yes
Parking Only: No / Yes
PAVEMENT COVERAGE: 39,119 sf sq. ft. acres
INTERIOR LANDSCAPING: Required wooded site, plus 3 [illegible] at parking
PARKING DATA: (specify requirement, zoning ordinance and section number)
place of assembly of greatest seating 4,920 sf / 15sf per person; 91 required, 91 provided, including 4 handicapped spaces.
Variance in place with site plan based on larger earlier plan.
Required: 91 Provided: 91 Handicap: 4 Compact: ___
Carpool: ___ Loading Spaces: ___
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
714-YYY

BAL. ... 105.034.01

AMON ... BALLOM 105.033.01

General Site Notes

1. No soil disturbance or compaction, constructruction materials traffic, burial pits, trenching or other land disturbing activity allowed in the tree protection zone. Tree barricades must be installed before any demolition, grading or construction begins.

2. Buffer and screening requirements of Zone R-3 property per section 12 shall be:
50' wide, Class "C" buffer, according to zoning standards. Shrubs required to be 100% evergreen, 20 per 100 lin. feet and shall be 2 1/2' tall when planted, trees shall be 25% evergreen, 9 per 100 lin. feet and 40% large maturing, 2 1/2" caliper, measured 6" above ground. Small maturing shall be 1 1/2" caliper.
Trees and shrubs shall be arranged in a manner to provide visual separation between abuting land uses
Screen shrubs for screening of parking and dumpster shall be 2 1/2' when planted and a max. of 5' o/c, expected to be 5'-6' in ht. in 4 years

3. **NOTE:** It is the desire and assumption of the owner that the topography, site size (18.296 ac.) and existing vegatation (fully wooded) meets intent of the code in Section 12.302 and 12.303. **This natural buffer width shall be left undisturbed.** A site visit by the zoning administrator is requested to confirm this assumption.

4. SOIL TYPE(S) CeB2, CECIL SANDY CLAY & HeB, HELENA SANDY LOAM.

5. EXISTING VEGETATION TO MEET REQUIRENTS OF SECTION 12.302. SHOULD IT NOT BE SUFFICIENT IT WILL BE SUPPLIMENTED PER THE RECOMENDATIONS OF THE ZONING INSPECTOR.

6. NO DUMPSTER WILL BE USED.

NORTH CAROLINA
MAX McLEOD
SEAL
Sept 5, 96

McLeod Associates / Architect
134 W. Matthews Street P.O. Box 2610 Matthews, N.C. 28106 704-847-6824, Fax 704-847-6825

United Wesleyan Church

Charlotte, North Carolina

SP1
DEC. 31, 1994
REV. 2/5/97