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

(NOTE:) "Contact the Utility company to relocate any existing utility poles. All existing facilities which conflict with the improvements under the scope of this project must be relocated at the expense of the applicant." (REV9/06)

(NOTE:) "All development creating a total of 20,000 square feet of impervious area since September 1978 will require storm drainage detention." (REV9/06)

(NOTE:) "Trees within the street right of way are protected by law. A permit is required from the City Arborist at (704) 336-5753 prior to the removal of any right-of-way trees. All trees over 8" in diameter as measured 4.5' above ground and located within the setback are protected by law. Contact Land Development at (704) 336-6692 for required permits." (REV9/06)

TREE PROTECTION NOTES

1. NO SOIL DISTURBANCE OR COMPACTION,CONSTRUCTION MATERIALS,TRAFFIC,BURIAL PITS,TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE PROTECTION ZONE.
2. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION,GRADING,OR CONSTRUCTION BEGINS,AND NOT REMOVED UNTIL FINAL INSPECTION.
3. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS(IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES,APPENDIX 3) OR LAND DEVELOPMENT STANDARDS MANUAL 40.02
4. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL 704-336-6769 FOR INSPECTION OF TREE PROTECTION BY URBAN FORESTER.
5. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH . RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
6. BRUSH, VINES, AND SMALL TREES (≤8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY, CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (LEAVING AT LEAST 2/3 OF THE BRANCHES TO IMPROVE VISIBILITY.
7. EXPOSED TREE ROOTS MUST BE CUT CLEANLY CUT WITH SHARP PRUNING TOOL ; BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
8. TREE PROTECTION FENCE IS TO BE LOCATED 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR

CAUTION: TREES

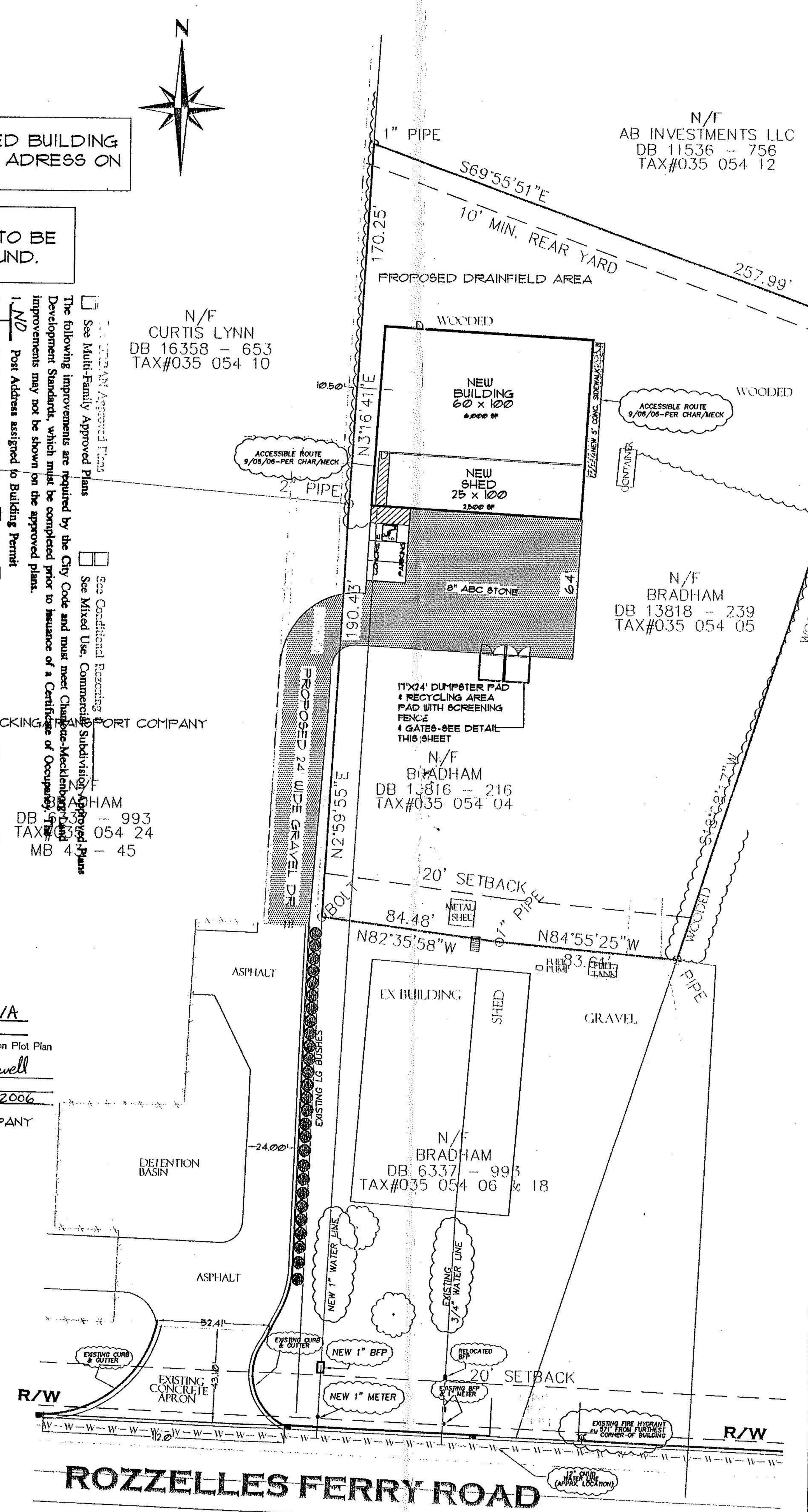
TREES WITHIN THE RIGHT-OF-WAY ARE PROTECTED BY LAW, PERMIT REQUIRED FOR REMOVAL
CITY OF CHARLOTTE
LANDSCAPE MANAGEMENT
704-336-4262

ALL TREES OVER 8" IN DIAMETER (4.5' ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW, PERMIT REQUIRED FOR REMOVAL
LAND DEVELOPMENT CENTER
704-336-6692

9/06/06-PER CHAR/MECK

NOTE : POST ASSIGNED BUILDING PERMIT NUMBER AND ADRESS ON ALL BUILDINGS.

NOTE : ALL UTILITIES TO BE LOCATED UNDERGROUND.



☐ See URBAN Approved Plans	☐ See Conditional Rezoning #
☐ See Multi-Family Approved Plans	☐ See Mixed Use, Commercial Subdivision Approved Plans

The following improvements are required by the City Code and must meet Charlotte-Mecklenburg Land Development Standards, which must be completed prior to issuance of a Certificate of Occupancy. The improvements may not be shown on the approved plans.

1. NO Post Address assigned to Building Permit
2. ___ Grading Plan And Permit ☐ City ☐ State (Kiva #___ ☐ Approved ☐ In Review)
3. ___ On-Site Drainage Plans ☐ Floodplain ☐ Street Drainage
4. ___ Detention Plans (Kiva #___ ☐ Approved ☐ In Review)
   ☐ Floodplain ☐ <20,000 sq ft New ☐ Gravel Surface ☐ Regional Pond ☐ Need Easement
5. ___ Swim Buffer Requirements ☐ 100 ☐ 50 ☐ 35
6. ___ Driveway Permit ☐ City ☐ NCDOT
7. ___ Sidewalk ☐ 4ft ☐ 5ft ☐ 6 ft ___ Planter Strip Street___
   ☐ 4ft ☐ 5ft ☐ 6ft ___ Planter Strip Street___
8. ___ Curb And Gutter ☐ 2'6" ☐ Valley ☐ Vertical Street___
   ☐ 2'6" ☐ Valley ☐ Vertical Street___
9. ___ Watershed Overlay District ☐ MIL ☐ ULW ☐ LLW
10. ___ Best Management Practices (BMP) (%Imp.___)

Inspector Gary Benner #(704) 336-3621 ☐ See Redline Comments

City of Charlotte
Land Development Permit Center
Items Checked Applicable to this Plan:
☐ Parking (Spaces Required___)
☐ (Spaces Shown on Plan___)
☑ Drive Entrances Approved as Shown Per No. N/A
☐ Drive Entrances Approved as Revised Per No.___
☐ Curb and Gutter Required as indicated on Plot Plan
☐ Approval Required
Approved by: Lowell A. Lozewell
Telephone: (704) 432-0961
Date Approved: November 20, 2006
EAGLE
TRUCKING/TRANSPORT COMPANY

LEGEND

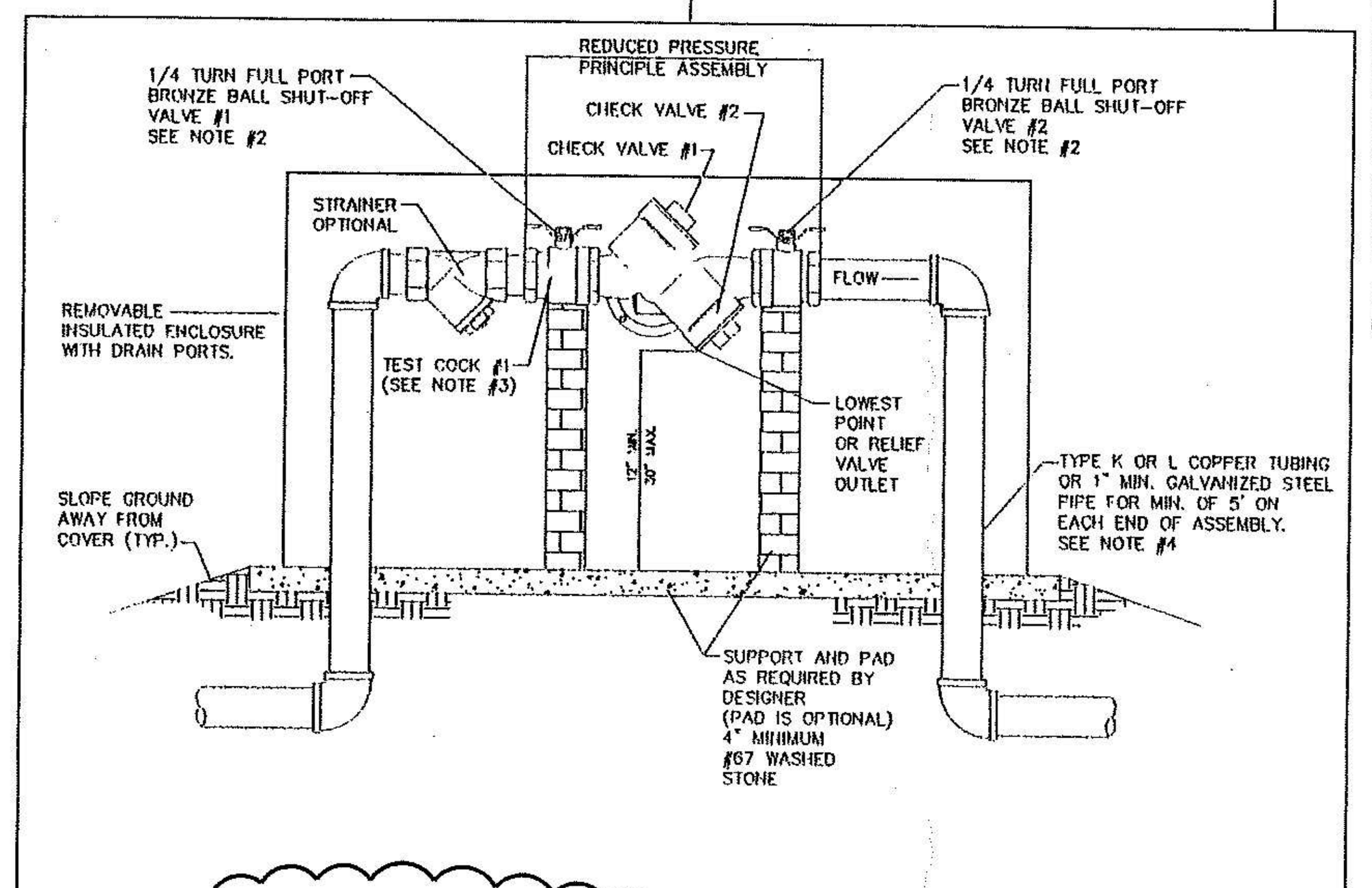
SIGN	EXISTING SIGN
NIP	NEW IRON PIN (#4 REBAR)
EIP	EXISTING IRON PIN (#4 REBAR)
	EXISTING LIGHT POLE
R/W	RIGHT-OF-WAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
FH	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
GV	EXISTING GAS VALVE
GM	EXISTING GAS METER
MH	EXISTING SEWER MANHOLE
ST MH	EXISTING STORM MANHOLE
	EXISTING UTILITY POLE
	EXISTING ITEMS TO BE REMOVED
	EXISTING PAVING TO BE REMOVED
	SAWCUT LINE
	EXISTING CURB AND GUTTER
—X—	EXISTING FENCE
—UE—	EXISTING UNDERGROUND ELECTRIC LINE
—OP—	EXISTING OVERHEAD POWER LINE
—T—	EXISTING UNDERGROUND TELEPHONE LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	EXISTING WATER LINE
—G—	EXISTING GAS LINE
—ST—	EXISTING STORM DRAIN
+898.2	EXISTING SPOT ELEVATION
CB	EXISTING DRAINAGE STRUCTURE
DS	EXISTING DOWNSPOUT
CO	EXISTING CLEANOUT
	TEMPORARY TREE PROTECTION BARRICADE

CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES, WHICH CONFLICT WITH THE IMPROVEMENTS, MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET IMPERVIOUS AREA SINCE 1978 WILL REQUIRE STORM DRAINAGE DETENTION

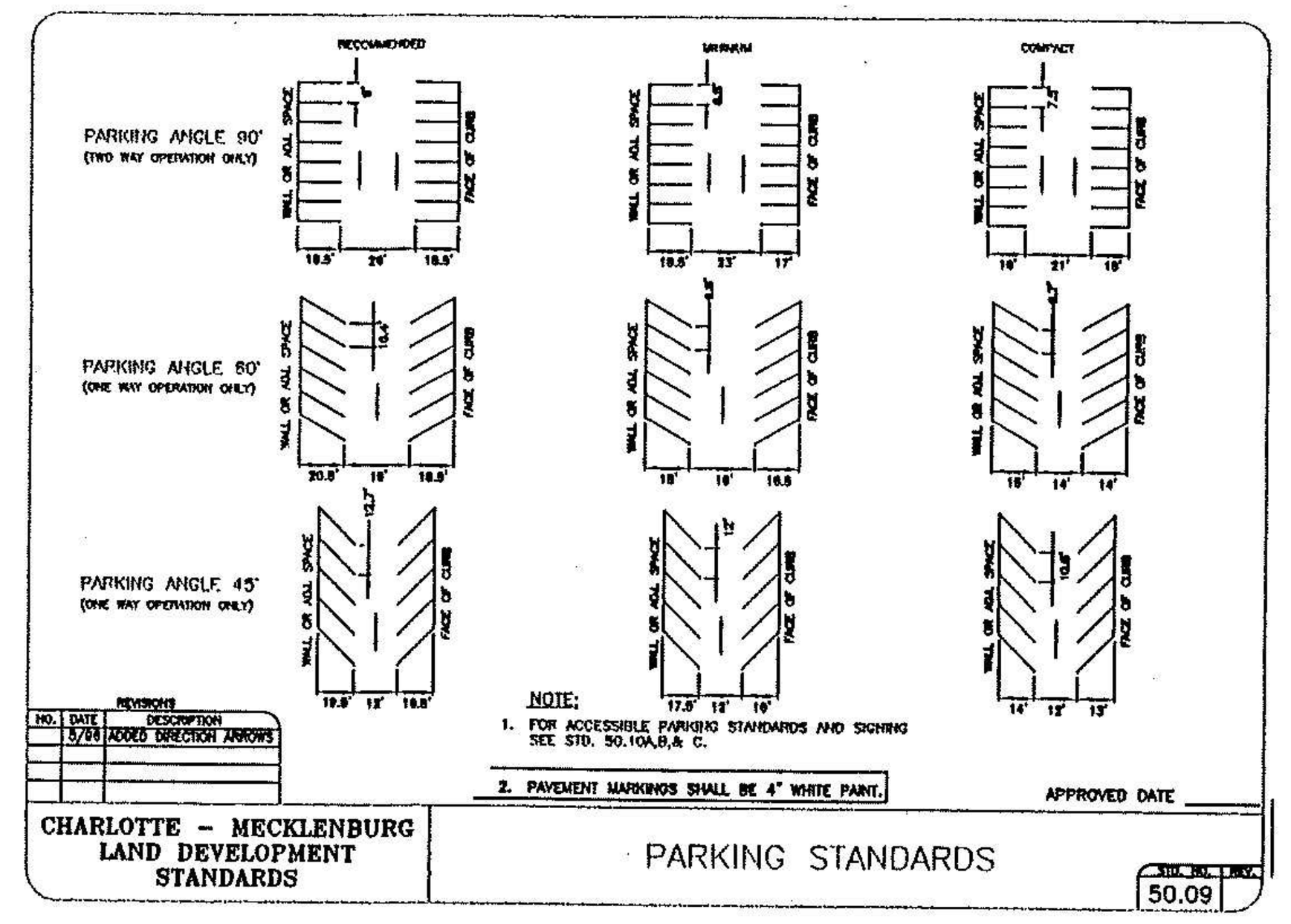
BUILDING SETBACKS
FRONT - 20'
REAR - 10'
SIDE - 0'

SITE PLAN
SCALE 1:40

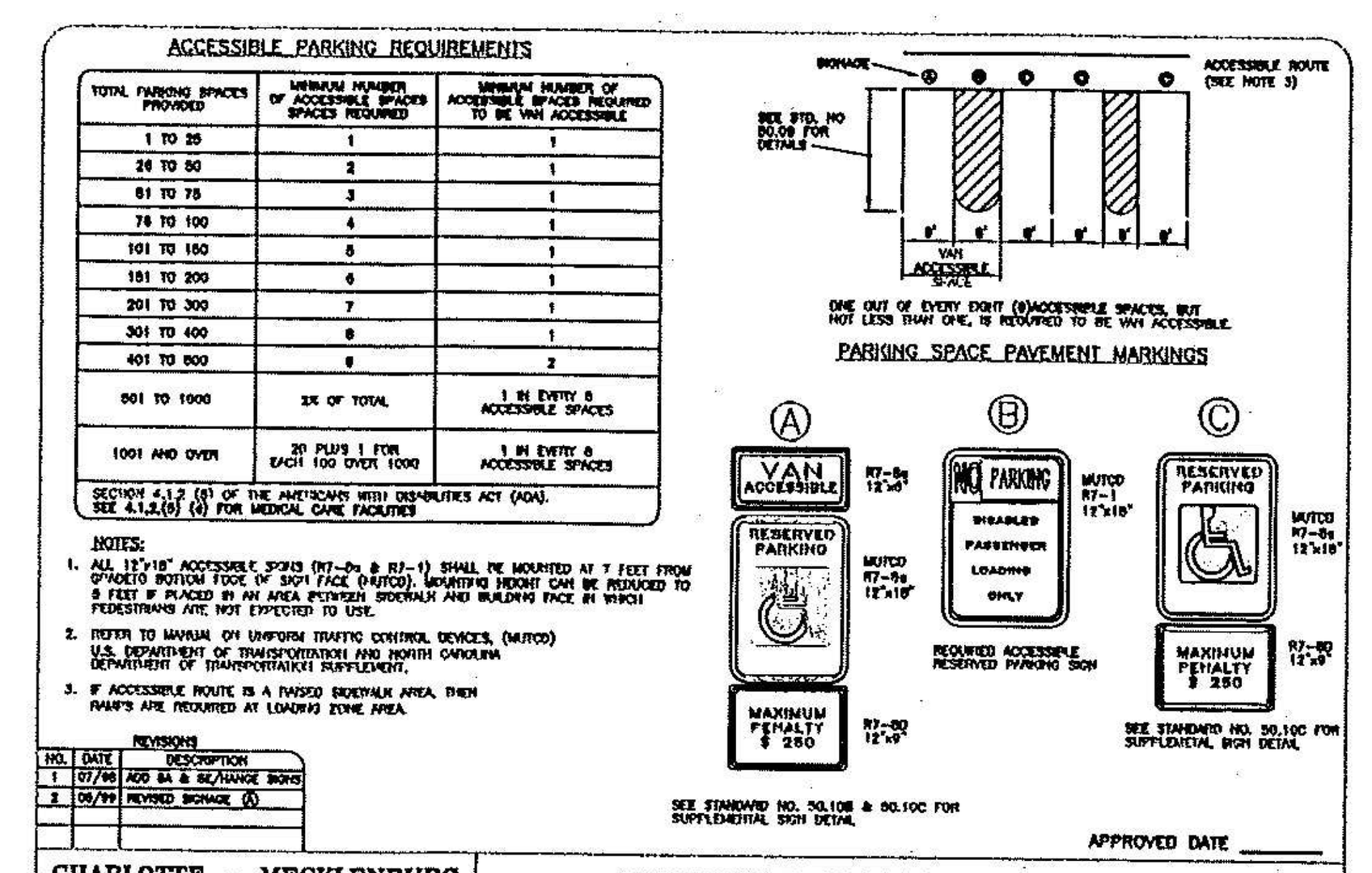


NOTES:
1. REDUCED PRESSURE PRINCIPLE ASSEMBLIES (RP) MUST CONFORM TO CMU SPECIFICATIONS. REFER TO CMU APPROVED LIST OF BPA'S.
2. CMU APPROVED RP INCLUDES SHUT-OFF VALVES #1 AND #2 AS PART OF THE ASSEMBLY. NO SUBSTITUTIONS SHALL BE PERMITTED.
3. TEST COCK #1 SHALL BE UPSTREAM OF SHUT-OFF VALVE #1 AND IS PART OF THE APPROVED ASSEMBLY.
4. PIPE MATERIAL AND FITTINGS SHALL BE AS SPECIFIED IN CMU STANDARDS & SPECIFICATIONS.
5. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CMU ENCLOSURE INFORMATION.
6. ALL LOCATIONS FOR BPA'S REQUIRE CMU APPROVAL.
7. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD-REQUIRED BACKFLOW PREVENTER.
8. EACH CMU-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMU-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

CHARLOTTE—MECKLENBURG UTILITIES
SYSTEM PROTECTION DIVISION
CHARLOTTE, NORTH CAROLINA
BACKFLOW PREVENTION STANDARD DETAIL
REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP) 3/4"-2" ABOVE GROUND
N.T.S. 4-8-99



CHARLOTTE — MECKLENBURG LAND DEVELOPMENT STANDARDS
PARKING STANDARDS
APPROVED DATE
50.09



CHARLOTTE — MECKLENBURG LAND DEVELOPMENT STANDARDS
ACCESSIBLE PARKING AND SIGNAGE STANDARDS
APPROVED DATE
50.10A

CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CONTRACTOR TO REFER TO MECHANICAL PLANS FOR EXACT LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING.

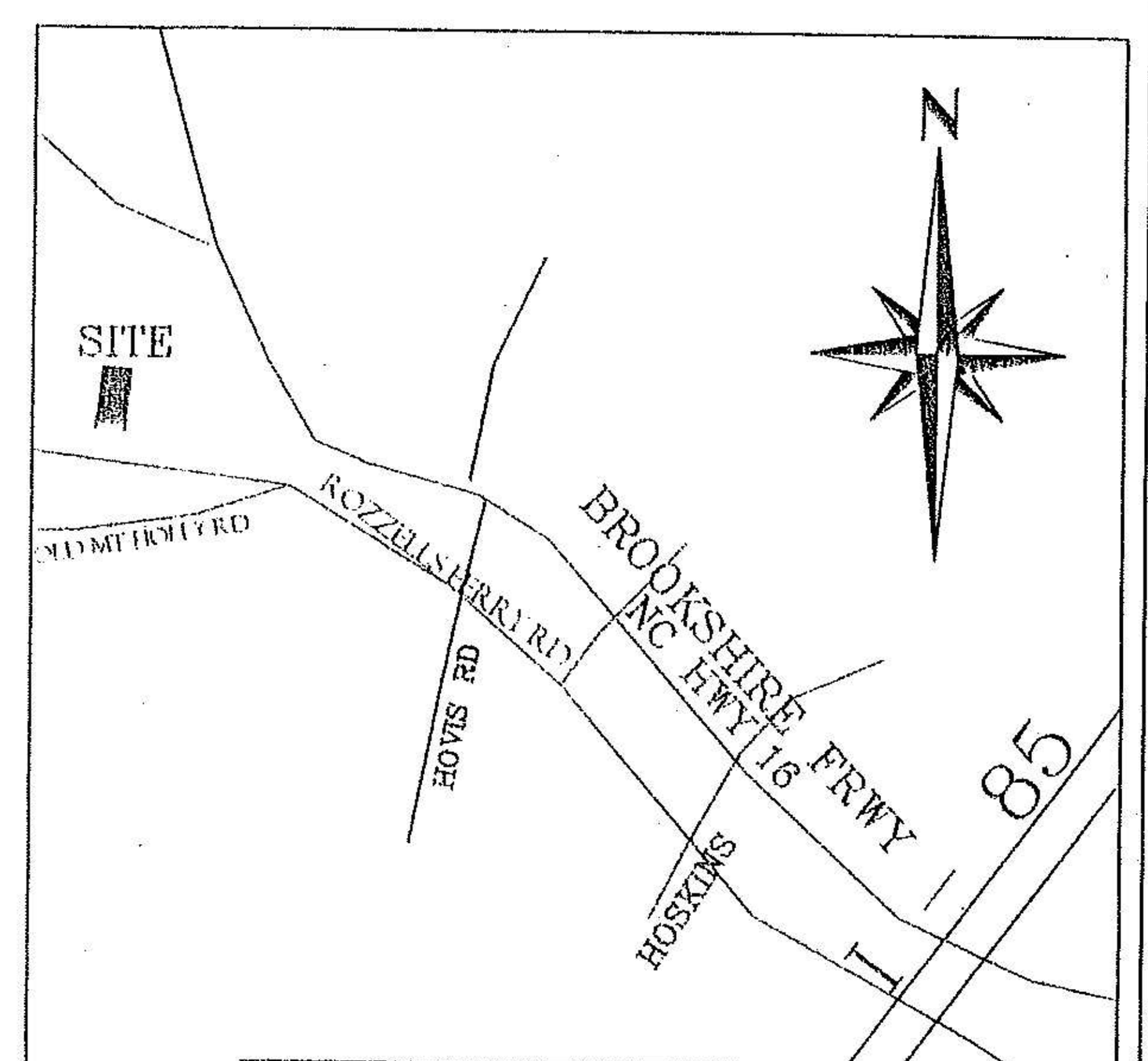
CONTRACTOR TO COORDINATE ELECTRICAL SERVICE SIZE AND LOCATION WITH ELECTRIC, GAS AND TELEPHONE UTILITIES.

CONTRACTOR TO COORDINATE WITH THE CHARLOTTE-MECKLENBURG UTILITY (CMUD) DEPARTMENT THE CONNECTIONS OF PROPOSED WATER AND SEWER LINES. CONTRACTOR TO LOCATE & VERIFY EXISTING WATER AND SANITARY SEWER LATERALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN PROPOSED DESIGN PRIOR TO CONSTRUCTION.

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

EACH CMUD REQUIRED BPA IS REQURIED TO BE TESTED BY CMUD APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

ZONING: I-2
PIN # 035-054-04
PIN # 035-054-05
TOTAL AREA - 1.605 AC.
DENUDED AREA - 0.78 AC.
NEW BUILDING AREA -8,500 SF
PAVEMENT - 320 SF (HC)
IMPERVIOUS AREA - 8,820 SF
% IMPERVIOUS AREA - 13%



VICINITY MAP N.T.S.

DESIGNER
RAYMOND CATHEY, PE
4260 RACEWAY DR.
CONCORD, N.C. 28027
704-793-4092

GENERAL NOTES

(1) All dimensions and radii are to outside face of building or to face of curb unless noted otherwise. All radii are 5' unless noted otherwise.
(2) All construction to be in accordance with Plans and Specifications approved by the local regulatory authority.
(3) All construction to be in accordance with permits issued and applicable State, County, and City Codes.
(4) All lot striping and directional arrows shall conform to State DOT specifications.
(5) Pavement shall be constructed in accordance with the specifications herein and in accordance with the recommendations in the report of subsurface exploration.
(6) All signage to be in accordance with the signage ordinance and shall be installed by the sign contractor. Site General Contractor to furnish and connect electrical supply.
(7) Contractor shall replace/ restore existing improvements damaged during construction to their original condition and to the satisfaction of the Owner of the improvements.
(8) Compaction of the soil under paved areas and building and the maintenance of proper moisture content shall be so as to acheive 98% of the Standard Proctor Maximum Dry Density.
(9) The Contractor shall obtain and pay for all inspections, certifications, equipment, etc. that may be required.
(10)The Contractor shall note that the drawings are schematic in nature and do not show every offset, transition, fitting, etc. that may be required for acomplete and working system.
(11)See Architectural Plans for details of buildings and building dimensions.
(12)The Engineer and/ or Owner disclaim any role in the construction means and methods associated with the project as set forth in these plans.
(13)Contractor shall maintain an "as-built" set of drawings to record the exact location of all piping prior to concealment. Drawings shall be given to the Owner upon completion of the project with a copy of the transmittal letter to the Engineer.
(14)If departures from the specifications or drawings are deemed necessary by the Contractor, details of such departures and reasons thereof shall be submitted to the Owner for review. No departures from the contract documents shall be made without the permission of the Owner.
(15)The Contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by him , his employees, or his sub-contractors. All debris shall be removed from the project site on a daily basis.
(16)Contact the Utility company to relocate any existing utility poles. All existing facilities which conflict with the improvements under the scope of this project must be relocated at the expense of the applicant."
(17) All development creating a total of 20,000 square feet of impervious area since September 1978 will require storm drainage detention.
(18) Trees within the street right of way are protected by law. A permit is required from the City Arborist at (704) 336-5753 prior to the removal of any right-of-way trees. All trees over 8" in diameter as measured 4.5' above ground and located within the setback are protected by law. Contact Land Development -6692 for required permits."

PARKING SUMMARY

SECTIONS 12.201-12.218 OF THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIRES .25 SPACE PER 1000 SQUARE FEET FOR MANUFACTURING OR WAREHOUSING PORTION PLUS 1 SPACE PER 400 SQARE FEET FOR ANY ACCESORY OFFICE.
TOTAL MANUF./WAREHOUSE AREA = 6,000 SF
SPACES REQUIRED = 4
TOTAL OFFICE AREA = 0 SF
SPACES REQUIRED = 4
TOTAL SPACES PROVIDED = 4
HANDICAPPED SPACES PROVIDED = 3
LOADING SPACES PROVIDED = 1 (10'X50')

LANDSCAPING

LANDSCAPING AND BUFFERING SHALL MEET THE REQUIREMENTS OF SECTIONS 12.301-12.306, 12.208, & 12.211 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. SEE SHEET C-03, LANDSCAPE PLAN, FOR TREE AND PLANT SPECIFICATIONS, QUANTITIES, AND LOCATIONS.

SIGNAGE

SHALL MEET THE REQUIREMENTS OF CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. SIGNAGE REQUIRES A SEPARATE PERMIT. DETACHED SIGNAGE MUST BE GROUND-MOUNTED, NO MORE THAN SEVEN(7) FEET IN HEIGHT, AND NO MORE THAN FIFTY(50) SQUARE FEET.

EROSION CONTROL PLAN

DENUDED AREA IS LESS THAN ONE(1) ACRE. NO EROSION CONTROL PLAN IS REQUIRED. EROSION CONTROL MEASURS FOR LOTS OF LESS THAN ONE ACRE WILL BE INSTALLED.

SOLID WASTE MANAGEMENT

DUMPSTER PAD WITH SCREENING AND GATES WILL BE PROVIDED.

STORMWATER MANAGEMENT

IMPERVIOUS AREA IS LESS THAN 20,000 SF. THEREFORE NO STORMWATER PLAN OR PERMANENT DETENTION FACILITIES ARE REQUIRED.

CATHEY & ASSOCIATES, INC.
P.O. BOX 819
HARRISBURG, N.C. 28075
(704) 793-4092
4462 RACEWAY DR.
CONCORD, NC 28027
FAX (704) 793-4137

THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF CATHEY & ASSOCIATES, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.
LICENSED CONTRACTORS, IN THEIR RESPECTIVE TRADES, SHALL FOLLOW ALL OSHA SAFETY GUIDELINES.

NORTH CAROLINA PROFESSIONAL SEAL 4842 ENGINEER RAYMOND H. CATHEY 10/10/06

NEW BUILDING DESIGN FOR:
BRADHAM BROTHERS, INC.
6128 ROZELLE'S FERRY ROAD, CHARLOTTE, NC 28214

SHEET TITLE: SITE & UTILITY PLAN

DATE: MAY 2006
DRAWN BY: ARH
CHECKED BY: RAY CATHEY
REVISIONS: 9/06/06-PER CHAR/MECK

SHEET C-02

65758-2
BBO Rev 195503