

1200 FOUR LAKES DR

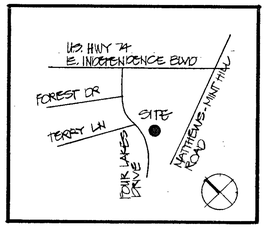
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12/27/2007

duponbj

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

A.L.
276B/934/1



VICINITY MAP- NOT TO SCALE

TREE/PLANTING NOTES:

AREA 1 (GROVE) APPROXIMATE # TREES TO REMAIN:

2 · 6" DOGWOODS	"PROTECTED"	16 · 4"-6" OAKS	NOT "PROTECTED"
2 · 8" OAKS		10 · 1"-3" CEDARS	
15" GUM		30 · 4'-6" PINES	
15" OAK		30 · 6'+ PINES	
TWIN 14" OAK		14 · 4'-6" GUMS	
12" PINE			
TWIN 14" MAPLE			
3 · 12" GUMS			

AREA 1 (GROVE) APPROXIMATE # TREES TO BE REMOVED:

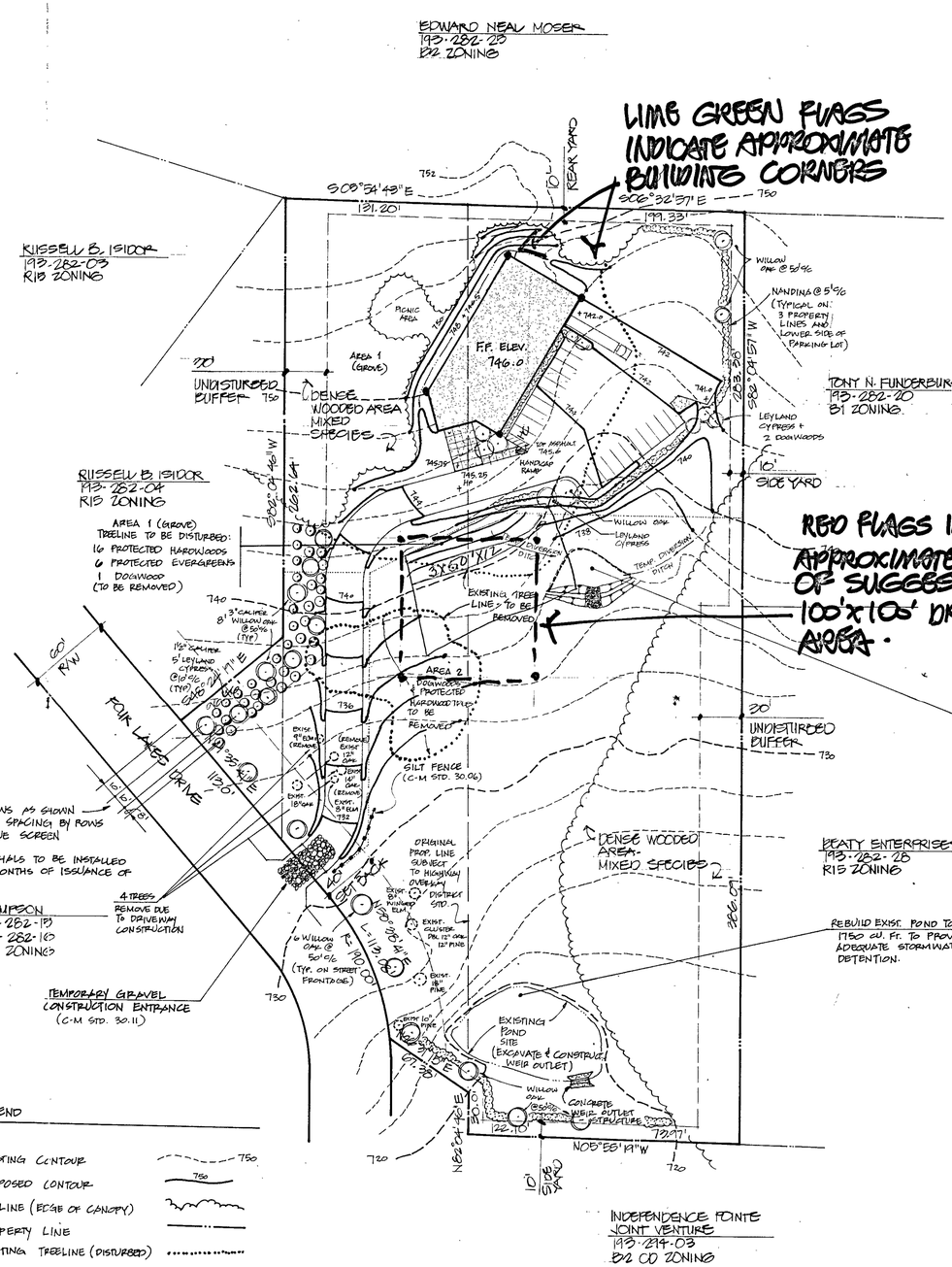
15" GUM	TWIN 4" DOGWOOD
12" GUM	8" OAK
2 · 16" GUMS	8" ELM
2 · 10" GUMS	4 · 12" PINES
10" OAK	2 · 14" PINES
12" OAK	
6 · 8" GUMS	

THESE MUST BE REMOVED TO CONSTRUCT THE BUILDING, PARKING LOT AND GRADING AT FRONT OF THE BUILDING.

AREA 2 (SMALL GROVE) APPROX. # TREES TO BE REMOVED:

2 · 12" GUM
2 · CLUSTER OF 2" DOGWOODS
10" OAK
9" ELM
10" GUM
16" POPLAR
8" DOGWOOD

THESE TREES MUST BE REMOVED TO ALLOW CONSTRUCTION OF THE ENTRANCE DRIVE.



LEGEND

- EXISTING CONTOUR ——— 750
- PROPOSED CONTOUR ——— 750
- TREELINE (EDGE OF CANOPY)
- PROPERTY LINE
- EXISTING TREELINE (DISTURBED)

GRADING, EROSION CONTROL & STORMWATER DETENTION PLAN

1"=60'0"

BUILDING DATA

7386 SQ. FT. GROSS BUILDING AREA
3486 SQ. FT. OFFICE
3900 SQ. FT. WAREHOUSE

TYPE IV CONSTRUCTION UNPROTECTED, UNSPRINKLERED
ONE STORY
GROUP B OCCUPANCY

SITE DATA

TOTAL LOT SIZE 4.84 ACRES
13 PARKING SPACES REQUIRED ; 21 SPACES PROVIDED

1. Proposed uses will be those uses allowed in BD zoning excluding uses related to frozen food locker, hotel, restaurant, veterinarian hospital, and book binding facility.
2. Driveway shall be as located on site plan, subject to being moved or relocated in the easterly direction (toward the remaining Isidore property) upon council's approval of a site plan amendment.
3. One freestanding sign adjacent to driveway and out of sight triangle with a maximum total square footage of 75 square feet.
4. Signage on building shall not exceed three individual signs with a maximum total square footage of 50 square feet.
5. Any additional building on site shall be subject to council's approval of a site plan amendment.
6. No manufacturing, chemical storage, or chemical processing will take place on site of this distribution facility.

TEMPORARY SEDIMENT TRAP
RIP RAP FILTER BASIN
(C-M STD. 30.02)
DISTURBED AREA = 0.79 Ac.
SEDIMENT STORAGE REQ'D = 0.79 x 1815 = 1425 CU. FT.
SEDIMENT STORAGE PROVIDED = 750 SF SURFACE x 2' DEPTH = 1500 CU. FT.
WEIR = 4' LONG x 0.5' HIGH

STORMWATER DETENTION COMPUTATIONS

UNDEVELOPED CONDITIONS:

Q = CIA
C= 0.30
I= 6.80
A= 0.68
Q= 1.39

DEVELOPED CONDITIONS:

Q = CIA
C= 0.95
I= 6.80
A= 0.68
Q= 4.39

DURATION (Min)	INTENSITY (In/Hr)	Q Dev (cfs)	Runoff Vol (cu. ft.)	Release Flow (cu. ft.)	Storage Vol (cu. ft.)
5.00	6.80	4.39	1317.84	416.16	901.68
10.00	5.70	3.68	2209.32	832.32	1377.00
15.00	4.90	3.17	2848.86	1248.48	1600.38
20.00	4.40	2.84	3410.88	1664.64	1746.24
30.00	3.50	2.26	4069.80	2496.96	1572.84
40.00	2.90	1.87	4496.16	3329.28	1166.88

DETENTION VOLUME REQUIRED = 1746.24

METROLINA BUILDERS, INC.
GENERAL CONTRACTORS
4800 Hebron St.
Charlotte, North Carolina 28217
Phone 704 553-0834
P.O. Box 240338
Charlotte, North Carolina 28224

NORTH CAROLINA PROFESSIONAL SEAL 12976 ENGINEER FREDERICK L. CORE
12-3-93

Civiltek Associates
6608-C East W.T. Harris Boulevard
Charlotte, North Carolina 28215
(704) 531-1943

A NEW OFFICE FOR:

ROBERT S. HUDGINS CO.

MATTHEWS, NC

REV. 14 JANUARY, 1994
4 OCTOBER, 1993
D.E. NORWOOD

SW-1