

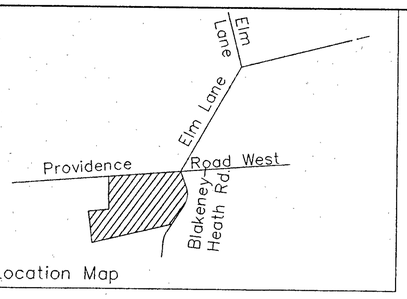
8601 BRYANT FARMS RD

22904104

12/19/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
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Location Map

W.S. ROBINSON Estate Lands
MAP BOOK 8-333

CONSTRUCTION SEQUENCE (City of Charlotte)

1. Obtain Grading Permit from the City of Charlotte Engineering Department.
2. Set up a on-site preconstruction conference with Erosion Control Inspector of the City Engineering Department (ph. 336-4258) to discuss erosion control measures. Failure to schedule such conference 48 hours prior to any land disturbing activity is a violation of Chapter 18 of the City Code and is subject to fine.
3. Install silt fence, inlet protection, sediment traps, diversion ditches, tree protection, and other measures as shown on plans, clearing only as necessary to install these devices.
4. Call 336-2291 for on-site inspection by Engineering Inspector. when approved, begin clearing and grubbing.
5. Maintain erosion control devices as needed.
6. Stabilize site as areas are brought to finished grade.
7. All erosion control measures shall be constructed in accordance with the N.C. Erosion and Sediment Control Planning and Design manual, U.S. Dept. of Agriculture, U.S. Soil Conservation Service, City of Charlotte Erosion Control Ordinance, and the City of Charlotte Engineering Department.
8. The contractor shall diligently and continuously maintain all erosion devices and structrures to minimize erosion. The contractor shall maintain close contact with the City of Charlotte Erosion Inspecor so that periodic inspections can be performed at appropriate stages of construction.

NOTES:

All work to be done in strict accordance with Charlotte-Mecklenburg land development standards, and the requirements of Charlotte Department of Transportation standards and specifications.

All benchmark locations and elevations to be verified by contractor prior to construction.

Existing utilities are shown in their approximate locations only. Contractor shall verify locations of utilities (shown or not shown on this plan) prior to construction. To ensure the proper location of utilities, contractor shall contact NC ONE CALL at 1-800-632-4949, 48 hours prior to construction. Nonsubscriber shall be contacted directly.

Grading more than one acre without a permit is a violation of city code and subject to fines.

Grading areas outside the limits shown is a violation of city code and subject to fines.

On-site burial pits are prohibited by the owner.

All "Std." numbers refer to the Charlotte-Mecklenburg Land Development Standards Manual.

Stabilization is the best form of erosion control. Temporary seeding is necessary to achieve erosion control on large denuded areas and especially when specifically required as part of the construction sequence or erosion control plan. All slopes must be seeded and mulched within 30 days of completion of grading. All remaining areas are to be seeded and mulched within 120 days.

Contractor is responsible for paying and securing all permits including but not limited to erosion control, grading, demolition, landfill, borrow, and organic material.

EARTHWORK

GENERAL
Earthwork shall include the loosening and removal, transporting, storage, backfilling, grading and all handling of natural soil, deposited soils, or rock for construction of all work under this contract.

1 CLEARING Remove completely all trees, large rocks, shrubs, and stumps from area to to be covered with building, driveway and/or parking areas. All perishable material must be completely removed from the site in such a manner as not to damage adjoining property.

2 EXCAVATION FOR STRUCTURES: Conform to elevations and dimensions shown within a tolerance of plus or minus 0.10'.

3 REMOVAL OF UNSATISFACTORY SOIL MATERIALS: Excavate existing fill material and other unsatisfactory soil materials encountered that extend below required elevations, to additional depth directed by the soils engineer. Existing fill materials shall be completely removed from the building site and existing virgin soil within such area shall be removed to the depth as directed by the soils engineer.

4 ROCK EXCAVATION: Rock shall be excavated by whatever means necessary to the bottom of the structures to be constructed. Where explosives are used, work shall be done experienced powdermen using small charges in strict accordance with all regulations governing this work. The contractor shall be responsible for any damage or injury to any persons, property, or structures as a result of his blasting operations. Payment will be made for rock excavation in an amount per cubic yard indicated on the bid form.

5 STRIPPING AND STOCKPILING OF TOPSOIL: Strip all topsoil to its entire depth in the areas to be graded and pile in approved or designated areas before any grading or filling is begun. Soil shall be free from clay, large stones and debris. This topsoil shall be used for final finish grading.

6 FILL MATERIAL: Fill material shall be compacted by an approved method to at least 92% of maximum dry density as determined by ASTM D698, latest edition. In no case shall fill contain trash, wood block, plaster, stones or fragments of masonry over 3" in diameter, or organic material of any kind. No fill shall be placed until the soil has been checked by a laboratory and approved by the engineer.

The moisture in the soil shall not vary more than 3% above or 3% below the optimum when it is being installed in the fill.

8 BLASTING: Blasting will not be permitted without special authorization of the owner, the engineer, and local authorities.

7 INSTALLATION OF FILL: All fill shall be formed of approved material placed in successive layers of not more than 6" in depth. Each successive layer shall be thoroughly compacted with approved mechanical tampers to the required density. When this fill has been placed, the engineer shall be notified so that it may be inspected before it is covered.

All fill shall be at optimum moisture content when compacted as follows in accordance with ASTM D698 (Method C):

Structure	Top 12 inches Remainder	100% 95%
Common	All depth	92%
Drives & Parking	Top 18 inches Remainder	100% 95%

THE OWNER SHALL FURNISH AND PAY FOR ALL FILL TESTING

9 FILL MATERIAL: The general contractor shall furnish all fill required to bring the grades to level as shown on the drawings.

M.B. FARMER
DB 4086-982

R.L. SALTER
DB 5715-910

N.M. CRAIG, et al
DB 3113-125

Mrs. B.B. BLAKENEY
DB 1876-218
MB 4-167

Providence Road West 60'

pk nail found
pavement
CL
I.PIPE found
N86d21'E 103.10'
N86d21'E 98.72'
30.51'
overhead power/undergrd fiber optics cable
N 86d33'3" E - 438.82'
652.25'
N 85d43'20" E - 689.67'
EXISTING WATER
EXISTING GAS
30' SETBACK
EXISTING UNDERGROUND ELECTRICAL SERVICE TO THE BUILDING
EXISTING UNDERGROUND TELEPHONE
N 11d51'46" W - 475.20'
445.39'
EXISTING 50' BUFFER
EXISTING BUILDING FF @ 703
EX. DECK
EX. 14'x60' MFD
EXISTING TRANSFORMER
N 67d57'5" E - 265.11'
I.PIN found
I.PIPE found
PROPOSED ADDITION
EXISTING TANKS TO BE RELOCATED
4" PVC CONDUIT
EXISTING PLAYGROUND TO BE REMOVED AND RELOCATED BY OWNER.
EXISTING ELECTRICAL CONDUIT (TO FIELD)
EXISTING STREET LIGHT
EXISTING PARKING
PROPOSED PARKING
NEW PARKING FOR 98 CARS
PAVING IS 4" OF ABC AND 1-1/2" ASPHALT
PROP DROP INLET (TYP.) SEE DETAIL 3-2
PROPOSED TANK LOCATION
FUTURE LIGHT POLE
EXISTING LINES TO BE REMOVED
PROPOSED LINES TO BE ADDED
N 27d13'0" W - 415.25'
New well by others
EX. STORAGE BUILDING
GRAVEL ROAD
EXISTING 50' BUFFER
CUT OUT EXISTING PAVING AROUND CATCH BASIN - COMPACT SOIL AND REPAIR PAVING.
653.88'
S 63d50'18" W - 695.39'
I.PIN of stone found
I.PIPE found
nail found
S13d44'E-325.63'
S 13d44' E - 320.83'
Ex. 18" CMP
12" conc drain pipe
not cl
87.31'
30' SETBACK
R=596.66' L=218.14'
ch. N76d41'39"E-216.92'
overhead power
Sou. Bell undergrd cables
pk nail found in CL
30.42'
N83d31'E
30.56'
I.PIPE found
pole
Elm Lane
Future Road
PARKS FARM AT RAEBURN MB 20-692
60'
Parks Farm Lane 80'
R=186.26' L=176.27'
ch. S56d17'43"W-169.13'
R=196.26' L=208.07'
ch. S76d37'40"W-198.46'
S47d0'W
56.42'
R=398.71' L=219.52'
ch. S31d13'38"W-216.76'
R=368.71' L=175.41'
ch. S33d22'16"W-173.76'
Ex. 18" CMP
Blakeney Heath
12" CMP
15" CMP
18" CMP
24" CMP
30" CMP
FES
FH
EXEMP
REPLACE FLARED END SECTION WITH JUNCTION BOX SEE DETAIL 3-1

CONCORD ENGINEERING & SURVEYING, INC.
ENGINEERS - SURVEYORS - PLANNERS
NCPE NCPE NCLM NSPS NCQS
45 CENTRAL SQ. SW P.O. BOX 248
CONCORD, NC 28026-0248
CONCORD (704) 786-1405
CHARLOTTE (704) 525-2147
FAX (704) 786-1454

SOUTH MECKLENBURG PRESBYTERIAN CHURCH
CHARLOTTE, NORTH CAROLINA
SITE PLAN AND NOTES

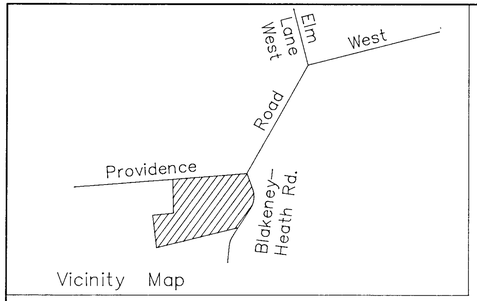
Prepared For:
POETZSCH ARCHITECTURE
132 COTTAGE PLACE
CHARLOTTE, N.C. 28207
(704)372-1860

No.	DATE	INITIAL	REVISION

SCALE :
HORIZONTAL : 1"=50'
VERTICAL : NA
DRAWN BY : CESI
COMPUTATIONS BY: CESI
DESIGNED BY: CESI
PROJECT MANAGER: FARIII
DISC : 980521D2
DATE : 4-14-97

JOB No. 970304

SHEET 1 of 3



Vicinity Map

ZONING CODE SUMMARY

(Reproduce the following data on the site plan)

PROJECT NAME: SOUTH MECKLENBURG PRESBYTERIAN CHURCH
OWNER: SOUTH MECKLENBURG PRESBYTERIAN CH PHONE # (704)543-6410
PLANS PREPARED BY: Concord Eng. & Surveying, Inc. PHONE # (704)332-9334
ZONING: R-3 JURISDICTION: MECKLENBURG CO.
PROPOSED USE: RELIGIOUS INSTITUTIONS
BUILDING HEIGHTS: 24 Feet, Stories: 1
BUILDING COVERAGE: 11816 Sq. Ft. GROSS FLOOR AREA: 11816 Sq. Ft.
LOT SIZE: 14.80 Sq. Ft./Acres, NUMBER OF UNITS/SUITES: 1
YARD REQUIREMENTS:
Setback (Front): 37 Ft. from R/W, 60 Ft. from C/L of R/W
Side Yard (s): 35 Ft. Side Yard (s): 8 Ft.
Rear Yards: 52 Ft.
REQUIRED BUFFERS:
Fronts: 50 Yes ____ Ft. Rears: No / Yes 50 ft.
Side (s): No / Yes ____ Ft. Side (s): No / Yes ____ Ft.
REQUIRED SCREENING:
Fronts: Yes Rears: Yes
Side (s): No / Yes Side (s): No / Yes
Parking Only: No / Yes
PAVEMENT COVERAGE: 1.47 Sq. Ft./Acres
PARKING DATA: (specify requirements)
200 SEAT BUILDING @ 1 PARKING SPACE PER 4 SEATS
0.3 As Per Mecklenburg Zoning Ordinance Section No. 12.202
Required: 166 Provided: 200 Handicapped: 6 Compact: ____
Carpools: ____ Loading Spaces: ____
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
TIA-YYY
NOTE: 127 SPACES PROVIDED IN PHASE I.

BUFFER NOTES :

1. FORTY PERCENT OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURING TREES AND HAVE A MINIMUM CALIPER OF 2-1/2 INCHES, MEASURED 6 INCHES ABOVE THE GROUND AT THE TIME OF PLANTING.
2. SMALL MATURING TREES SHALL HAVE A MINIMUM CALIPER OF 1-1/2 INCHES, MEASURED 6 INCHES ABOVE THE GROUND AT THE TIME OF PLANTING.
3. SHRUBS SHALL BE EVERGREEN AND AT LEAST 2-1/2 FEET TALL WHEN PLANTED WITH AN AVERAGE HEIGHT OF 5 to 6 FEET TO BE EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS.
4. TWENTY-FIVE PERCENT OF ALL TREES WITHIN THE BUFFER SHALL BE EVERGREEN.
5. A TYPICAL 100' SECTION IN BUFFER AREA WILL CONTAIN 9 TREES AND 20 SHRUBS.
6. THE BUFFER AREA SHALL MEET THE REQUIREMENTS OF SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE

Notes:

1. All work will be done in strict accordance with Charlotte-Mecklenburg Land Development Standards, and the Charlotte-Mecklenburg Utility Department Standards and Specifications.
2. Existing utilities are shown in their approximate location only. Any damage done to existing utilities (shown or not shown on this plan) shall be the responsibility of Contractor. The Contractor shall verify the location of all utilities shown or not shown prior to construction. To insure proper location of the utilities, the Contractor shall contact ULOCO at 1-800-632-4949, at least 48 hours prior to construction. Nonsubscribers shall be contacted directly.
3. On-site burial pits required an on-site demolition landfill permit from the Zoning Administration.
4. Grading more than one acre without a permit is a violation and subject to fines.
5. Grading areas outside the limits shown is a violation and subject to fines.
6. Contractor is responsible for paying and securing all permits including but not limited to erosion control, grading, demolition landfill, borrow and organic material.
7. This property is located in Zone C areas of minimal flooding, as per FIRM community panel #370158 0365A.
8. Boundary and topographic information taken from "Topographic survey of 8787 Providence Road West", by Andrew G. Zoutewelle, L-3098 (Dated: July 13, 1992).

M.B. FARMER
DB 4086-982

R.L. SALTER
DB 5715-910

N.M. CRAIG, et al
DB 3113-125

Mrs. B.B. BLAKENEY
DB 1876-218
MB 4-167

W.S. ROBINSON Estate Lands
MAP BOOK 8-333

PARKS FARM
AT RAEBURN
MB 20-692

DB 4019-609

Providence Road West 60'

Parks Farm Lane 80'

Blakeney Heath Rd.

pk nail found
pavement
I.PIPE found
N86d21' E 103.10'
N86d21' E 98.72'
(SR #3626)
N 85d43' 20" E - 682.67'
N 85d33' 3" E - 438.82'
652.25'
overhead power/undergrd. fiber optics cable
power line
TREE LINE
30' SETBACK LINE
N 14d51' 46" W - 475.20'
50' BUFFER
WOODED AREA
PROP. STAR MAGNOLIA
PROP. AMERICAN HOLLY
PROP. 6" PVC WATERLINE
TYPICAL 100' SECTION
PROP. WELL (PROPOSED)
100' RAD.
PROPOSED BUILDING
60'
80'
N 67d57' 5" E - 265.31'
I.PIPE found
farm road
old barn
42.3'
6' SETBACK LINE
N 27d13' 0" W - 415.25'
WOODED AREA
EXISTING VEGETATION MAY BE APPLIED TOWARD THE BUFFER AREA, PROVIDED IT CAN BE DEMONSTRATED THAT IT MEETS THE REQUIREMENTS OF SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
PROPOSED SEPTIC FIELD
45' SETBACK LINE
old farm road
653.88'
S 63d50' 18" W - 695.39'
I.PIN at stone found
PHASE I
PHASE II (future development)
27' B-B
26' F.C.
64' B-B
5' SCREENING (typical)
35'x35' SITE TRIANGLE (typ.)
10'x70' SITE TRIANGLE (typ.)
PROP. FLOWERING DOGWOOD
PROP. SAWTEN MAGNOLIAS
PROP. RED MAPLE
PROP. CRAPE MYRTLE
PROP. SUGAR MAPLE
PROP. CHINESE FRINGE TREE
CAMELLIA'S (Typ. in screening) SEE LANDSCAPING AND SCREENING NOTE 1
R=368.71' L=175.41'
ch. S53d22' 16" W-173.76'
R=196.26' L=208.07'
ch. S76d37' 45" W-198.46'
S47d0' W 56.42'
S 13d44' E - 320.63'
S 13d44' E 295.63'
conc. mon.
rail found
rail found in α
N83d43' E 30.56'
pole
overhd. power
Sou. Bell underground cable
R=286.66' L=216.14'
ch. N76d44' 39" E-216.93'
overhead power
30.43'
I.PIPE found
rail found (SR #3629)
power line
41.31'

LANDSCAPING AND SCREENING NOTES :

1. SHRUBS USED IN SCREENING MUST BE AT LEAST 3 FEET TALL WHEN PLANTED AND NO FURTHER APART THAN 5 FEET. THEY MUST BE ADEQUATELY MAINTAINED SO THAT AN AVERAGE HEIGHT OF 5 to 6 FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN 4 YEARS OF PLANTING.
2. TREES MUST BE PLANTED WITHIN THE PARKING AREAS, SO THAT NO PARKING SPACE IS AN AVERAGE OF 60 FEET OR LESS FROM A TREE.
3. MINIMUM TREE CALIPER MEASURED 6 INCHES ABOVE GROUND ON ALL TREES SHALL BE 2 INCHES AND MINIMUM HEIGHT SHALL BE 8 FEET.
4. INTERIOR LANDSCAPING AND SCREENING SHALL MEET THE REQUIREMENTS OF SECTIONS 12.208 AND 12.303 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

LANDSCAPING REQUIREMENTS

REQUIRED LANDSCAPED AREA: 10,760 Sq.Ft. (10% of impervious)
REQUIRED TREES 11 (1 Tree per 10,000 Sq.Ft of impervious)

TREES PROVIDED:
4 - SUGAR MAPLES
4 - RED MAPLES
4 - FLOWERING DOGWOOD
3 - SAWTEN MAGNOLIA

CONCORD ENGINEERING & SURVEYING, INC.
ENGINEERS - SURVEYORS - PLANNERS
NSPE NCPE ACSM NSPS NCSS
45 SPRING ST. SW P.O. BOX 288
CONCORD, NC 28026-0288
CONCORD (704) 786-5405
CHARLOTTE (704) 332-9334
FAX (704) 786-7454

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9/1/92

SOUTH MECKLENBURG PRESBYTERIAN CHURCH
SITE PLAN

No.	DATE	INITIAL	REVISION

SCALE :
HORIZONTAL : 1" = 50'
VERTICAL : N/A
DRAWN BY : CAD/JES
COMPUTATIONS BY : JMC
DESIGNED BY: JMC
PROJECT MANAGER: FAR,III
DISC : J-47
DATE : AUGUST, 1992

JOB # 92-07-41

SHEET C-1