

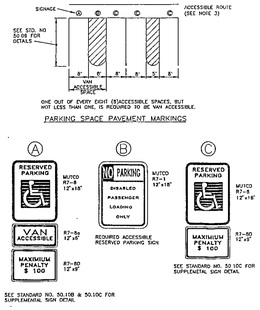
9400 BOB BEATTY RD

02719123

12/21/2007

duponbj

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



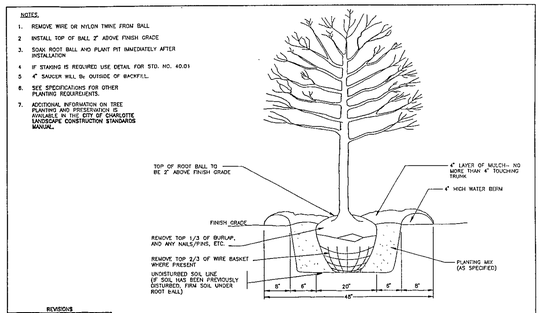
ALL HANDICAPPED SIGNS (R7-8) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED BETWEEN SIDEWALK AND BUILDING FACE.
(MUTCD = MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)

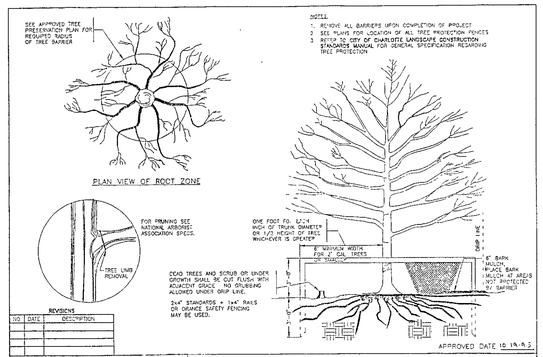
HANDICAPPED SIGN DETAIL

DUMPSTER FENCE SCREENING

Any fence or wall shall be constructed in a durable fashion of brick, stone, other masonry materials or wood posts and planks or metal or other materials specifically designed as fencing materials, or any combination thereof as may be approved by the Zoning Administrator. Other materials may also be considered through the alternate buffer and screening process as detailed in Section 12.304. No more than 25 percent of the fence surface shall be left open and the finished side of the fence shall face the abutting property. A chain link fence with plastic, metal or wooden slats may not be used to satisfy the requirements of this section when abutting residential uses and districts;

Walls and fences shall be a minimum height of 6 feet;





4.8 Ramps

4.8.1 General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8

Maximum slope of a ramp shall be 1: 20. Maximum drop-off on either side of ramp shall be 2"

4.8.3 Clear Width. The minimum clear width of a ramp shall be 36 in. (915 mm)

4.8.4 Landings. Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

(1) The landing shall be at least as wide as the ramp run leading to it.

(2) The landing length shall be a minimum of 60 in. (1525 mm) clear.

(3) If ramps change direction at landings, the minimum landing size shall be 60 in. by 60 in. (1525 mm by 1525 mm).

(4) If a doorway is located at a landing, then the area in front of the doorway shall comply with 4.13.6.

4.8.6 Cross Slope and Surfaces. The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with 4.5.

4.8.7 Edge Protection. Ramps and landings with drop-offs shall have curbs, walls, ratings or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 in. (50 mm) high (see fig. 17).

4.8.8 Outdoor Conditions. Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

PARKING SUMMARY:

OFFICE AREA: ONE SPACE PER 300 SF REQUIRED
1579 SF / 300 SF = 5.6 SP REQ'D
8 SPACES PROVIDED

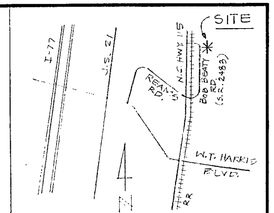
WAREHOUSE UNITS = 34,800 SF
20,000 SF / 10,000 SF = (2) 10'x50' LOADING SPACES REQUIRED
2 SPACES PROVIDED

INTERIOR LANDSCAPING REQUIREMENTS

1. TOTAL SITE = 304,920 SF
IMPERVIOUS AREA = 151,589 SF
LANDSCAPE AREA = 153,331 SF
151,589 SF x 10% = 15,159 SF REQ'D.
2. ONE TREE PER 10,000 SF REQUIRED
151,589 SF / 10,000 SF = 15 TREES REQUIRED
EXISTING TREES MEET THIS REQUIREMENT
3. ALL PARKING IS WITHIN 60' OF A TREE.
(2) TREES PLANTED

PROJECT DATA:

1. OWNER: FRED MANN
1111-101 INTERFACE LN.
CHARLOTTE, N.C. 28262
2. SITE ADDRESS: 9336 BOB BEATY RD.
CHARLOTTE, N.C.
3. TAX PARCEL NO: 027-191-14 (PORTION OF)
4. ZONED: I-1
5. UNDISTURBED SOIL: 4.5 AC.
6. IMPERVIOUS AREA: 3.48AC. (INCLUDES FUTURE)
7. PRESENT USE: VACANT
8. PROPOSED USE: MINI-WAREHOUSE STORAGE
9. BUILDING AREA:
OFFICE = 1579 SF
UNIT A = 8200 SF
UNIT B = 14000 SF
UNIT C = 8100 SF
UNIT D = 4500 SF
10. TOTAL SITE = 7.0 ACRES
11. SETBACKS: FRONT = 20'
SIDE: 0-4'
REAR = 10'



TREE LEGEND:

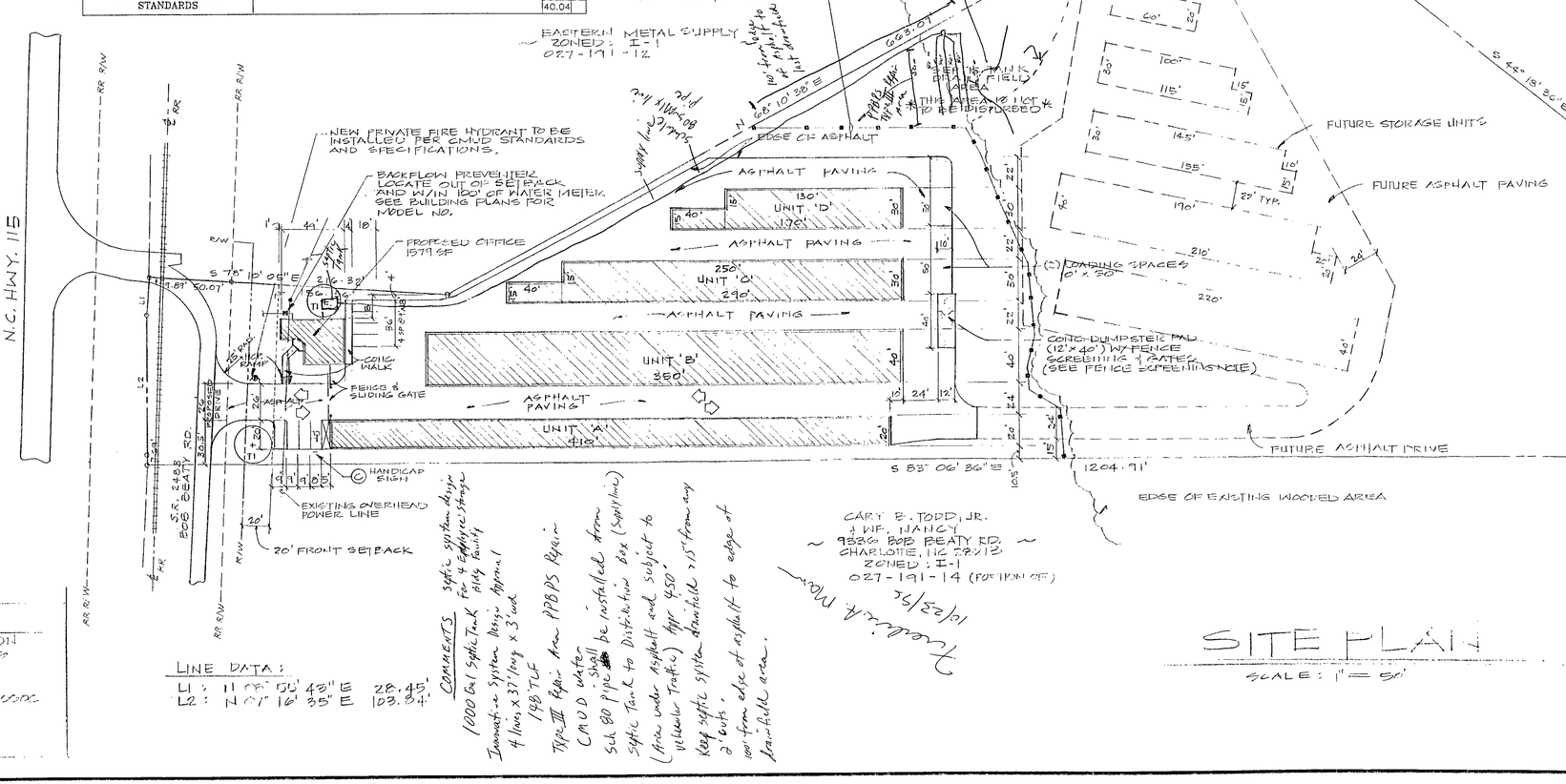
T1 – NEW SMALL MATURING FLOWING CHERRY TREE. SEE GENERAL TREE NOTES FOR MINIMUM PLANTING SIZES.

TREE PROTECTION NOTES:

1. **NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC OR BURIAL PITS ALLOWED IN THE TREE PROTECTION ZONE.**
2. **TREE PROTECTION BARRICADES MUST BE ERECTED BEFORE ANY GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY AN URBAN FORESTER.**
3. **TREE PROTECTION BARRICADES MUST MEET OR EXCEED CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS 40.16.**

MECKLENBURG COUNTY
GENERAL TREE NOTES:

1. MINIMUM PLANTING SIZE FOR BOTH SMALL AND LARGE MATURING TREES IS 2" CALIPER MEASURED 6" ABOVE GROUND AND 8'-0" TALL.
2. ALL TREES TO BE AS SPECIFIED OR AN APPROVED EQUAL FROM THE MECKLENBURG COUNTY ZONING ORDINANCE APPROVED PLANTING LIST (APPENDIX I).
3. AT LEAST 50% OF NEW TREES PLANTED TO BE LARGE MATURING.
4. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
5. WIRE BASKETS AND STRAPPING MUST BE CUT AWAY AND REMOVED FROM TOP AND SIDES OF ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CUT AWAY OF ROLL BACK TOP 1/3 OF BURLAP FROM ROOT BALL.



NOTE:
ALL BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY:
F. DONALD LAWRENCE & ASSOC.
114 E. JEFFERSON ST.
MONROE, NC 28110
(704) 289-1013
DATED: 7/8/96

LINE DATA:
L1: N 11° 08' 55" E 28.45'
L2: N 01° 16' 35" E 103.84'

COMMENTS
1000 Gal Septic Tank for 4 bdrm residence
Innovative System Design 4 lines x 33' long x 3' wide
148 TLF
Type III Repair from PPBPS Repair
CMUD water shall be installed from Sub 80 pipe to Distribution Box (Septic) Septic Tank to Distribution Box (Septic) (Area under asphalt and subject to vehicular traffic) Appr. 450' Keep septic system drainfield 5' cuts, 10' from edge of asphalt to edge of drainfield area.

Woodrow A. Mann 10/23/96

SITE PLAN

SCALE: 1" = 50'

File # 1409B

MANN STORAGE UNITS
BOB BEATY RD.
CHARLOTTE, NC

SEAL 5044
10-10-96

Bids Due
Set No
Revisions
Scale NOTED
Drawn by JDH
Checked by CLH
Date 10/10/96
Job No 23996

SP-1
OF 1

THIS PLAN IS DRIVEN BY AUTOCAD 13 (704) 882-1500