

7910 DISTRICT DR

10534117

12/19/2007

duponbj

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

OWNER:

GRAPHIC IMPRESSIONS, INC.
1823 UNIVERSITY COMMERCIAL PLACE
CHARLOTTE, N.C.
ZONING:
I-1

BUILDING DATA:

A. DESIGN CRITERIA	
WIND LOAD –	80 MPH
LIVE LOAD –	20 PSF
DEAD LOAD–	25 PSF
ASSUMED SOIL BEARING –	3000 PSF
SEISMIC ZONE–	2
B. BUILDING REQUIREMENTS:	
BUILDING AREA –	15987 SQ FT
BUILDING HEIGHT –	24 FT
No. OF STORIES –	ONE
SPRINKLED –	NO
CONSTRUCTION TYPE –	TYPE V
OCCUPANCY –	OFFICE AND WAREHOUSE
C. ZONING:	
EXISTING –	I-1
D. TAX PARCEL No.:	105-013-06
E. PARKING REQUIREMENTS:	
PARKING REQUIRED –	13
PARKING PROVIDED –	28
PARKING SPACE –	9'X17'(MIN.)
HANDICAPPED SPACE –	13'X18'
HANDICAP SPACE REQUIRED –	2
HANDICAP SPACE PROVIDED –	2
F. SETBACK REQUIREMENTS:	
FRONT SETBACK –	20 FT
SIDE YARD –	4 FT
SIDE YARD –	4 FT
REAR YARD –	10 FT
G. PERVIOUS/IMPERVIOUS AREA:	
EXIST. IMPERVIOUS AREA –	0 SQ FT
FUTURE IMPERVIOUS –	34698 SQ FT
GREEN AREA –	98944 SQ FT
TOTAL ACREAGE –	133642 SQ FT

SEEDING REQUIREMENTS

80 #/ AC. TALL FESCUE
4000 #/ AC AGRICULTURAL LIME
1000 #/ AC 10-10-10 FERTILIZER
500 #/ AC 0-20-0 SUPERPHOSPHATE
1-1/2 TN/ AC STRAW MULCH
225 GAL/ AC ASPHALT TIE-DOWN
30 #/AC RYE GRAIN (NOVEMBER THROUGH FEBRUARY)
WORK LIME AND FERTILIZER INTO SOIL
NOTE:
IN AREAS THAT WILL NOT BE WELL
MAINTAINED, ALSO ADD 50#/ AC UNSCARIFIED
SERICEA LESPEDEZA (AUGUST THROUGH
NOVEMBER) OR 40 #/ AC SCARIFIED SERICEA
LESPEDEZA (DECEMBER – JULY).

PARKING CALCULATIONS

A. OFFICE AREA: 3987 SF. — 1 SPACE / 400 SF. — 10 SPACES REQUIRED
B. WAREHOUSE AREA: 12000 SF. — 0.25 SPACE / 1000 SF. — 3 SPACES REQUIRED

THEREFORE 13 SPACES ARE NEEDED

SOIL TYPE:

CeB2 – CECIL SANDY CLAY LOAM
2% TO 8% SLOPES, ERODED

ACRES:

TOTAL ACREAGE = 3.068 ACRES = 133,642 S.F.
DISTURBED ACREAGE = 1.92 ACRES = 83,510 S.F.

File 931B
7910 District Dr.
105-013-06 80

Plot Plan

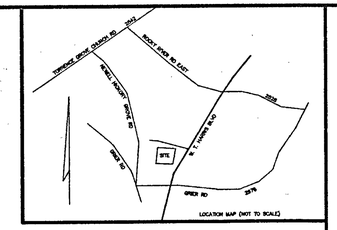
1500 g septic tank
1000 g pump tank
Domestic type wastewater only
No industrial process wastewater.
Based on maximum 18 employees
1500 sq ft drainfield at 6 lines at 3'x85'x12" stone each.
Sleeve supply line with cast iron or sch 80 where it is under driveway
Keep well min 100' from any part of septic tank system.
Do not drive, pave or park over any part of septic tank system or its repair area (except supply line as shown)
Pump, pump controls & alarm to be installed according to current N.C. State regulations.
Keep min 15' off any bank cut.
Plumb to accomodate septic tank system as it is designed.
Do not make bank cuts within 15' of system.
NOTE: LANDSCAPING IN BUFFER NOT SHOWN FOR CLARITY.

SEE SITE PLAN FOR LAYOUT.

W. L. Galloway Jr.
property owner/agent sign
7-14-94
date

DEED 3926-796

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.



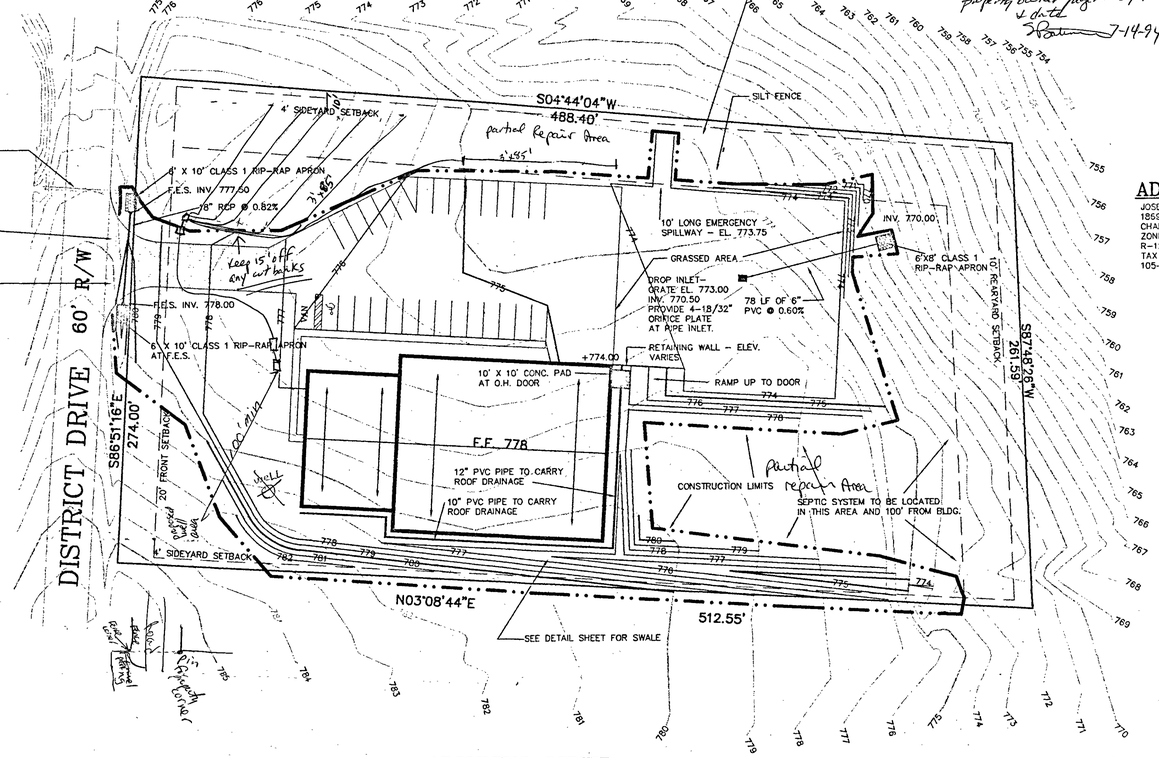
VICINITY MAP

ADJOINING OWNER:

JOSEPH W. GRIER, JR.
1869 QUEENS ROAD
CHARLOTTE, N.C. 28207
ZONING:
R-12
TAX PARCEL NUMBER:
105-081-02

ADJOINING OWNER:

STATE OF NORTH CAROLINA
% N.F. MIDGETTE
P.O. BOX 629
RALEIGH, N.C. 27602
ZONING:
I-1
TAX PARCEL NUMBER:
105-013-02



ADJOINING OWNER:

JOSEPH W. GRIER, JR.
1869 QUEENS ROAD
CHARLOTTE, N.C. 28207
ZONING:
R-12
TAX PARCEL NUMBER:
105-081-02

ADJOINING OWNER:

JOHN B. McLAUGHLIN
GENERAL DELIVERY
CHARLOTTE, N.C. 28126
ZONING:
I-1
TAX PARCEL NUMBER:
105-013-05

LEGEND

EXISTING	PROPOSED	DESCRIPTION
660	667	CONTOUR LINES
		PROPERTY LINE
		EASEMENT LINE
		SETBACK
x 665	624.50	ELEVATIONS
		SILT FENCE
		CONSTRUCTION ENTRANCE
		DETENTION AREA
		SIDEWALK
		RIP-RAP
	PROPOSED	RIGHT OF WAY
8"-W	8"-W	WATER LINE
8"-S	8"-S	SEWER LINE
8"-G	8"-G	GAS LINE
T	T	TELEPHONE LINE
EXCB		CURB INLET
EXMH	MH-1	MANHOLE
EXJB	JB-1	JUNCTION BOX
EXYI	YI-1	YARD INLET
EXDI	DI-1	DROP INLET
PP	PP	POWER POLE
12" RCP	1	PIPE
		FIRE HYDRANT
		DIVERSION DITCH
		LARGE MATURING TREE PER CITY APPROVED TREE LIST OAK OR MAPLE
		SMALL MATURING TREE PER CITY APPROVED TREE LIST DOGWOOD
		TREE
	TP	TREE PROTECTION
		BUILDING
		CURB & GUTTER
		SWALE
OE	OE	OVERHEAD ELECTRIC
		CREEK
		SHRUB DWARF BURFORD HOLLY OR HETZI JAPANESE HOLLY

CONSTRUCTION SEQUENCE

1. RECEIVE PLAN APPROVAL FROM MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
2. POST SEDIMENTATION AND EROSION CONTROL BOND WITH COUNTY ENGINEERING DEPARTMENT.
3. MEET COUNTY ENGINEERING DEPARTMENT (C.E.D.) INSPECTOR ON SITE 48 HOURS AHEAD OF ANY GROUND BREAKING ACTIVITIES.
4. INSTALL SEDIMENTATION CONTROL DEVICES AS SHOWN ON DRAWING C-3, SILT FENCE.
5. HAVE C.E.D. INSPECTOR CHECK INSTALLED DEVICES SO THAT A GRADING PERMIT CAN BE ISSUED BY THE INSPECTOR.
6. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH GUIDE FOR SEDIMENT CONTROL ON CONSTRUCTION SITE IN NORTH CAROLINA AND MECKLENBURG COUNTY STANDARDS.
7. INSTALL REMAINING EROSION CONTROL DEVICES AS NEEDED.
8. GRADE AS SHOWN AND INSTALL STABILIZED CONSTRUCTION ENTRANCE.
9. C.E.D. INSPECTION.
10. PROCEED WITH SITE GRADING AS SHOWN ON PLAN.
11. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE C.E.D. INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE CONDUCTED AT APPROPRIATE STAGES OF CONSTRUCTION.
12. STABILIZE ALL PARKING/DRIVEWAY AREAS WHERE FINE GRADING CAN BE EXECUTED WITH AGGREGATE BASE COURSE AS PER ENGINEERING SPECIFICATIONS.
13. INSTALLATION OF ALL UNDERGROUND UTILITIES AND SITE DRAINAGE BY VARIOUS CONTRACTORS.
14. INSTALL ALL CONCRETE CURB/GUTTERS, ETC, AS SHOWN ON THE DRAWINGS.
15. ADJUST FINE GRADING FOR ALL DRIVEWAY/PARKING AREAS, ADJUST STONE BASE AND PAVE ALL REQUIRED AREAS AS SHOWN ON PLANS.
16. FINE GRADE, SEED/PLANT ALL REQUIRED AREAS AS SHOWN ON THE PLAN.
17. FINAL INSPECTION BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT INSPECTOR.

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY TED BEVERLY, RLS DATED 3/15/94.
2. INTERIOR BUILDING DIMENSIONING SHALL BE FROM ARCHITECTURAL PLANS.
3. ROOF DRAINS FROM BUILDING ARE TO BE LOCATED FROM MECHANICAL PLUMBING PLANS.
4. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
5. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
6. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
7. ANY TEMPORARY SEDIMENT BASIN THAT IS TO BE CONVERTED TO A PERMANENT STORMWATER DETENTION FACILITY REQUIRES A PAVED SPILLWAY WHEN CONSTRUCTED ON FILL MATERIAL.
8. 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 SHOWN ON THE PLAN. ALL GRADED 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.
9. LANDSCAPE TIMBERS OR CURB AND GUTTER WILL BE PLACED ALONG ALL LANDSCAPED AREAS.
10. MINIMUM TREE SIZE IS 2" CALIPER, 8 FEET TALL. MULTI-TRUNK PLANTS MUST BE IN TREE FORM, MAXIMUM OF 3 TRUNKS AND 8-12 FEET TALL.
11. ALL SCREENING ADJACENT TO RESIDENTIAL PROPERTIES SHALL BE IN ACCORDANCE WITH SECTION 12.301 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
12. ALL SHRUBS USED FOR SCREENING SHALL BE 2 1/2' TALL (MIN.) AND 5' O.C. (MAX.) AS PER 12.303.
13. THERE ARE NO 8" DIA. OR LARGER TREES WITHIN THE RIGHT-OF-WAY OR 20' SETBACK.

West Engineering, Inc.
Land Planning • Civil Design • Project Management
1009 East Boulevard
Charlotte, North Carolina 28203 • (704) 334-8215

GRADING / EROSION CONTROL

GRAPHIC IMPRESSIONS, INC.
7910 DISTRICT DRIVE
MECKLENBURG COUNTY

NORTH CAROLINA PROFESSIONAL SEAL 13164 ENGINEER THOMAS CARLYLE WEST

941003

DATE: 04/06/94
DRAWN BY: TCW
DESIGN BY: TCW
CHECKED BY: TCW

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WEST ENGINEERING, INC.

REV 02	05/04/94	REVISED GRADES
REV 01	04/26/94	REVISED GRADES

C-2

OWNER:

GRAPHIC IMPRESSIONS, INC.
1823 UNIVERSITY COMMERCIAL PLACE
CHARLOTTE, N.C.
ZONING:
I-1

BUILDING DATA:

A.	DESIGN CRITERIA	
	WIND LOAD –	80 MPH
	LIVE LOAD –	20 PSF
	DEAD LOAD–	25 PSF
	ASSUMED SOIL BEARING –	3000 PSF
	SEISMIC ZONE–	2
B.	BUILDING REQUIREMENTS:	
	BUILDING AREA –	15987 SQ FT
	BUILDING HEIGHT –	24 FT
	No. OF STORIES –	ONE
	SPRINKLED –	NO
	CONSTRUCTION TYPE –	TYPE V
	OCCUPANCY –	OFFICE AND WAREHOUSE
C.	ZONING:	
	EXISTING –	I-1
D.	TAX PARCEL No.:	105-013-06
E.	PARKING REQUIREMENTS:	
	PARKING REQUIRED –	13
	PARKING PROVIDED –	28
	PARKING SPACE –	9'X17'(MIN.)
	HANDICAPPED SPACE –	13'X18'
	HANDICAP SPACE REQUIRED –	2
	HANDICAP SPACE PROVIDED –	2
F.	SETBACK REQUIREMENTS:	
	FRONT SETBACK –	20 FT
	SIDE YARD –	4 FT
	REAR YARD –	10 FT
G.	PERVIOUS/IMPERVIOUS AREA:	
	EXIST. IMPERVIOUS AREA –	0 SQ FT
	FUTURE IMPERVIOUS –	34698 SQ FT
	GREEN AREA –	98944 SQ FT
	TOTAL ACREAGE –	133642 SQ FT

SEEDING REQUIREMENTS

80 #/ AC. TALL FESCUE
4000 #/ AC AGRICULTURAL LIME
1000 #/ AC 10-10-10 FERTILIZER
500 #/ AC 0-20-0 SUPERPHOSPHATE
1-1/2 TN/ AC STRAW MULCH
225 GAL/ AC ASPHALT TIE-DOWN
30 #/AC RYE GRAIN (NOVEMBER THROUGH FEBRUARY)
WORK LIME AND FERTILIZER INTO SOIL
NOTE:
IN AREAS THAT WILL NOT BE WELL MAINTAINED, ALSO ADD 50#/ AC UNSCARIFIED SERICEA LESPEDEZA (AUGUST THROUGH NOVEMBER) OR 40 #/ AC SCARIFIED SERICEA LESPEDEZA (DECEMBER – JULY).

PARKING CALCULATIONS

A.	OFFICE AREA: 3987 SF.	1 SPACE / 400 SF. 10 SPACES REQUIRED
B.	WAREHOUSE AREA: 12000 SF.	0.25 SPACE / 1000 SF. 3 SPACES REQUIRED

THEREFORE 13 SPACES ARE NEEDED

SOIL TYPE:

CeB2 – CECIL SANDY CLAY LOAM
2% TO 8% SLOPES, ERODED

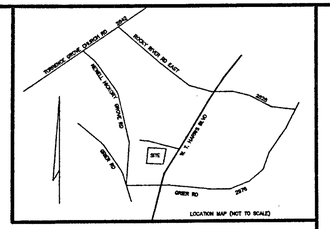
ACRES:

TOTAL ACREAGE = 3.068 ACRES = 133,642 S.F.
DISTURBED ACREAGE = 1.93 ACRES = 83,928 S.F.

DEED 3926-796

GRAPHIC SCALE

40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.



VICINITY MAP

$0 revised

1500 g septic tank.
1000 g pump tank,
Domestic type wastewater only — no industrial process wastewater.
Based on max. 18 employees.
1500 sq ft drainfield at 6 lines at 3'x85'x12" stone each.
sch 80 or cast iron pipe under driveway used to sleeve supply line.
Keep well min 100' from any part of septic tank system.
Do not drive, pave or park over any part of septic tank system (except supply line section as shown)
Pump, pump controls and alarm to be installed according to current N.C. State Regulations

NOTE: LANDSCAPING IN BUFFER NOT SHOWN FOR CLARITY. SEE SITE PLAN FOR LAYOUT.

Keep min 15' off any bank cut.
Plumb to accomodate septic tank system.

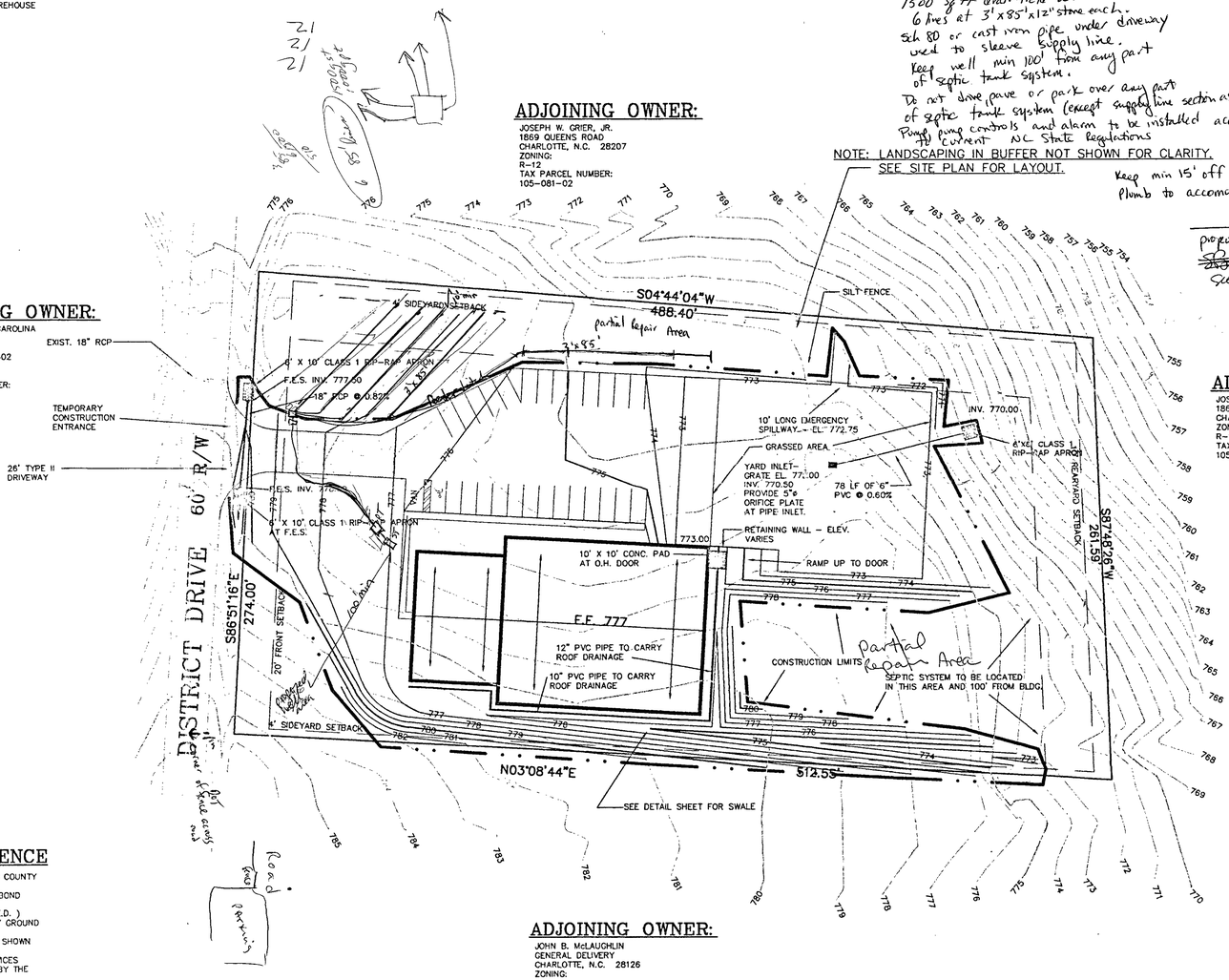
property owner/agent sign + date
See revised plan

ADJOINING OWNER:

JOSEPH W. GRIER, JR.
1869 QUEENS ROAD
CHARLOTTE, N.C. 28207
ZONING:
R-12
TAX PARCEL NUMBER:
105-081-02

ADJOINING OWNER:

STATE OF NORTH CAROLINA
% N.F. MIDDETTE
P.O. BOX 629
RALEIGH, N.C. 27602
ZONING:
I-1
TAX PARCEL NUMBER:
105-013-02



ADJOINING OWNER:

JOHN B. McLAUGHLIN
GENERAL DELIVERY
CHARLOTTE, N.C. 28126
ZONING:
I-1
TAX PARCEL NUMBER:
105-013-05

ADJOINING OWNER:

JOSEPH W. GRIER, JR.
1869 QUEENS ROAD
CHARLOTTE, N.C. 28207
ZONING:
R-12
TAX PARCEL NUMBER:
105-081-02

LEGEND

EXISTING	PROPOSED	DESCRIPTION
660	667	CONTOUR LINES
		PROPERTY LINE
		EASEMENT LINE
		SETBACK
665	624.50	ELEVATIONS
		SILT FENCE
		CONSTRUCTION ENTRANCE
		DETENTION AREA
		SIDEWALK
		RIP-RAP
	PROPOSED	RIGHT OF WAY
6"-W	6"-W	WATER LINE
8"-S	8"-S	SEWER LINE
8"-G	8"-G	GAS LINE
T	T	TELEPHONE LINE
EXCB		CURB INLET
EXMH	MH-1	MANHOLE
EXJB	JB-1	JUNCTION BOX
EXYI	YI-1	YARD INLET
EXDI	DI-1	DROP INLET
PP	PP	POWER POLE
12" RCP	1	PIPE
		FIRE HYDRANT
		DIVERSION DITCH
		LARGE MATURING TREE PER CITY APPROVED TREE LIST OAK OR MAPLE
		SMALL MATURING TREE PER CITY APPROVED TREE LIST DOGWOOD
		TREE
	TP	TREE PROTECTION
		BUILDING
		CURB & GUTTER
		SWALE
OE	OE	OVERHEAD ELECTRIC
		CREEK
		SHRUB DWARF BURFORD HOLLY OR HETZI JAPANESE HOLLY

CONSTRUCTION SEQUENCE

1. RECEIVE PLAN APPROVAL FROM MECKLENBURG COUNTY ENGINEERING DEPARTMENT
2. POST SEDIMENTATION AND EROSION CONTROL BOND WITH COUNTY ENGINEERING DEPARTMENT.
3. WEST COUNTY ENGINEERING DEPARTMENT (C.E.D.) INSPECTOR ON SITE 48 HOURS AHEAD OF ANY GROUND BREAKING ACTIVITIES.
4. INSTALL SEDIMENTATION CONTROL DEVICES AS SHOWN ON DRAWING C-3, SILT FENCE.
5. HAVE C.E.D. INSPECTOR CHECK INSTALLED DEVICES SO THAT A GRADING PERMIT CAN BE ISSUED BY THE INSPECTOR.
6. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CURB FOR SEDIMENT CONTROL ON CONSTRUCTION SITE IN NORTH CAROLINA AND MECKLENBURG COUNTY STANDARDS.
7. INSTALL REMAINING EROSION CONTROL DEVICES AS NEEDED.
8. CLEAR AS SHOWN AND INSTALL STABILIZED CONSTRUCTION ENTRANCE
9. C.E.D. INSPECTION.
10. PROCEED WITH SITE GRADING AS SHOWN ON PLAN.
11. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE C.E.D. INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE CONDUCTED AT APPROPRIATE STAGES OF CONSTRUCTION.
12. STABILIZE ALL PARKING/DRIVEWAY AREAS WHERE FINE GRADING CAN BE EXECUTED WITH AGGREGATE BASE COURSE AS PER ENGINEERING SPECIFICATIONS.
13. INSTALLATION OF ALL UNDERGROUND UTILITIES AND SITE DRAINAGE BY VARIOUS CONTRACTORS.
14. INSTALL ALL CONCRETE CURB/GUTTERS, ETC, AS SHOWN ON THE DRAWINGS.
15. ADJUST FINE GRADING FOR ALL DRIVEWAY/PARKING AREAS, ADJUST STONE BASE AND PAVE ALL REQUIRED AREAS AS SHOWN ON PLANS.
16. FINE GRADE, SEED/PLANT ALL REQUIRED AREAS AS SHOWN ON THE PLAN.
17. FINAL INSPECTION BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT INSPECTOR.

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY TED BEVERLY, RLS DATED 3/15/94.
2. INTERIOR BUILDING DIMENSIONING SHALL BE FROM ARCHITECTURAL PLANS.
3. ROOF DRAINS FROM BUILDING ARE TO BE LOCATED FROM MECHANICAL PLUMBING PLANS.
4. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
5. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
6. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
7. ANY TEMPORARY SEDIMENT BASIN THAT IS TO BE CONVERTED TO A PERMANENT STORMWATER DETENTION FACILITY REQUIRES A PAVED SPILLWAY WHEN CONSTRUCTED ON FILL MATERIAL.
8. 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 SHOWN ON THE PLAN. ALL GRADED 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.
9. LANDSCAPE TIMBERS OR CURB AND GUTTER WILL BE PLACED ALONG ALL LANDSCAPED AREAS.
10. MINIMUM TREE SIZE IS 2" CALIPER, 8 FEET TALL MULTI-TRUNK PLANTS MUST BE IN TREE FORM, MAXIMUM OF 3 TRUNKS AND 8-12 FEET TALL.
11. ALL SCREENING ADJACENT TO RESIDENTIAL PROPERTIES SHALL BE IN ACCORDANCE WITH SECTION 12.301 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
12. ALL SHRUBS USED FOR SCREENING SHALL BE 2 1/2' TALL (MIN.) AND 5' O.C. (MAX.) AS PER 12.303.
13. THERE ARE NO 8" DIA. OR LARGER TREES WITHIN THE RIGHT-OF-WAY OR 20' SETBACK.

$0

6x4 1/2 35 (40)

West Engineering, Inc.
Land Planning • Civil Design • Project Management
1000 East Boulevard
Charlotte, North Carolina 28203 • (704) 334-8215

GRADING / EROSION CONTROL

GRAPHIC IMPRESSIONS, INC.
7910 DISTRICT DRIVE
CHARLOTTE MECKLENBURG COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 13164 THOMAS CARLYLE WEST

941003

DATE: 04/06/94
DRAWN BY: TCW
DESIGN BY:
CHECKED BY: TCW

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WEST ENGINEERING, INC.

REV 01 04/26/94 REVISED GRADES

C-2

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY CBS SURVEYING AND MAPPING, INC. 2518 E. CHEROKEE STREET, BLACKSBURG, S.C. 29702 (803) 936-7056.
2. INTERIOR BUILDING DIMENSIONING SHALL BE FROM ARCHITECTURAL PLANS.
3. ROOF DRAINS FROM BUILDING ARE TO BE LOCATED FROM MECHANICAL PLUMBING PLANS.
4. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
5. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
6. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
7. ANY TEMPORARY SEDIMENT BASIN THAT IS TO BE CONVERTED TO A PERMANENT STORMWATER DETENTION FACILITY REQUIRES A PAVED SPILLWAY WHEN CONSTRUCTED ON FILL MATERIAL.
8. 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 SHOWN ON THE PLAN. ALL GRADED 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.
9. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC OR BURIAL PITS ARE ALLOWED IN THE TREE PROTECTION ZONE.
10. LANDSCAPE TIMBERS OR CURB AND GUTTER WILL BE PLACED ALONG ALL LANDSCAPED AREAS.
11. MINIMUM TREE SIZE IS 2-INCH CALIPER, 8-FEET TALL. MULTI-TRUNK PLANTS MUST BE IN TREE FORM, MAXIMIM OF 3 TRUNKS AND 8-12 FEET TALL.
12. ALL SCREENING SHALL BE IN ACCORDANCE WITH SECTION 12.303 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
13. ALL SHRUBS USED FOR SCREENING MUST BE 2 1/2' TALL(MIN.) AND 5.0' O.C.(MAX.) AS PER 12.303.

OWNER:

GRAPHIC IMPRESSIONS, INC.
1823 UNIVERSITY COMMERCIAL PLACE
CHARLOTTE, N.C.
ZONING:
I-1

DEED 3926-796

PARKING CALCULATIONS

A. OFFICE AREA: 3987 SF. — 1 SPACE / 400 SF. = 10 SPACES REQUIRED
B. WAREHOUSE AREA: 12000 SF. — 0.25 SPACE / 1000 SF. = 3 SPACES REQUIRED

THEREFORE 13 SPACES ARE NEEDED

BUILDING DATA:

A. DESIGN CRITERIA
- WIND LOAD – 80 MPH
- LIVE LOAD – 20 PSF
- DEAD LOAD– 25 PSF
- ASSUMED SOIL BEARING – 3000 PSF
- SEISMIC ZONE– 2

B. BUILDING REQUIREMENTS:
- BUILDING AREA – 15987 SQ FT
- BUILDING HEIGHT – 24 FT
- No. OF STORIES – ONE
- SPRINKLED – NO
- CONSTRUCTION TYPE – TYPE V
- OCCUPANCY – OFFICE AND WAREHOUSE

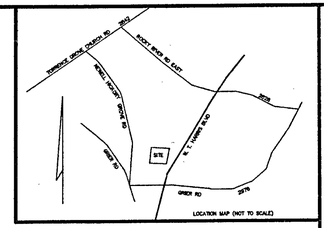
C. ZONING:
- EXISTING – I-1

D. TAX PARCEL No.: 105-013-06

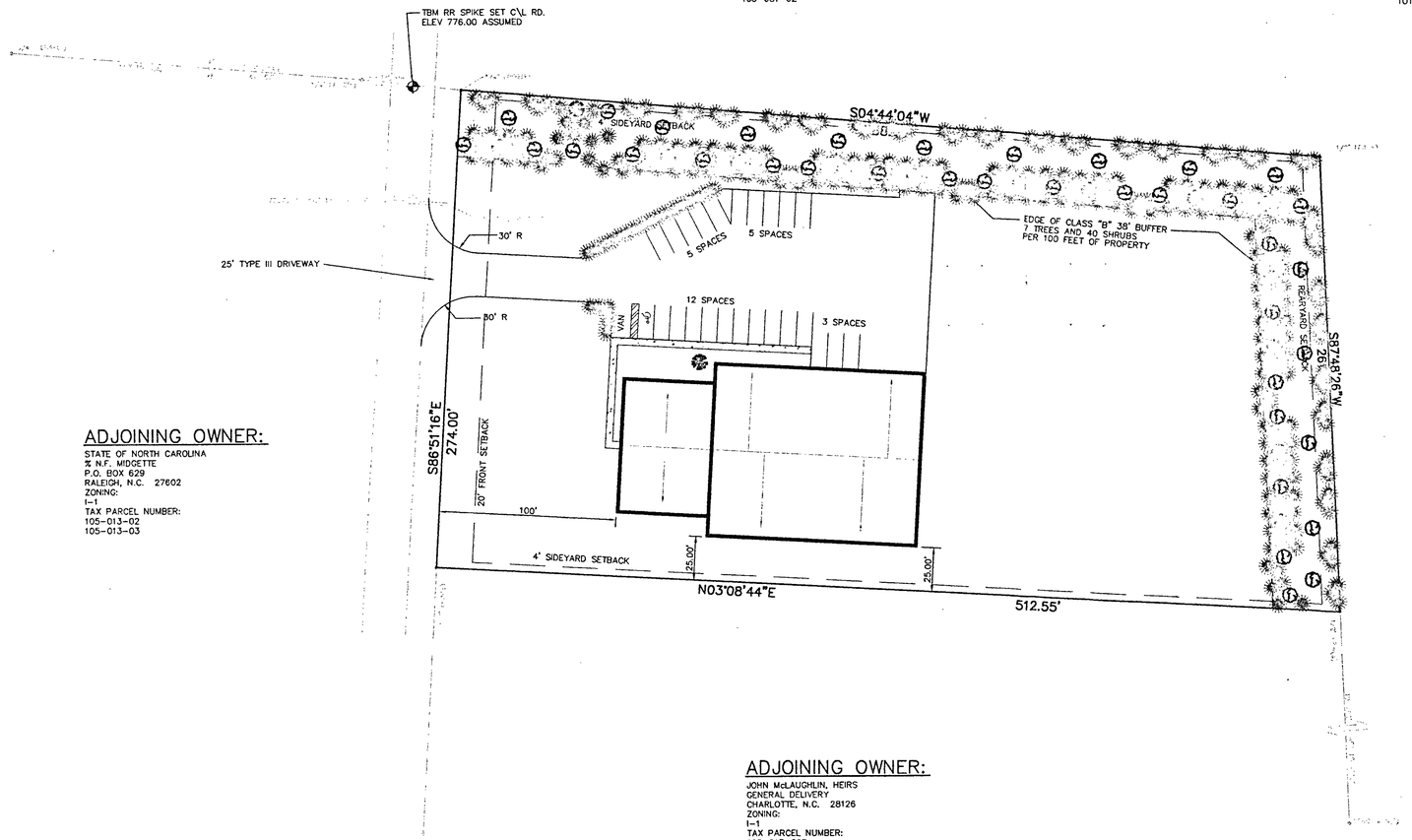
E. PARKING REQUIREMENTS:
- PARKING REQUIRED – 13
- PARKING PROVIDED – 25
- PARKING SPACE – 9'X17'(MIN.)
- HANDICAPPED SPACE – 13'X18'
- HANDICAP SPACE REQUIRED – 1
- HANDICAP SPACE PROVIDED – 1

F. SETBACK REQUIREMENTS:
- FRONT SETBACK – 20 FT
- SIDE YARD – 4 FT
- SIDE YARD – 4 FT
- REAR YARD – 10 FT

G. PERVIOUS/IMPERVIOUS AREA:
- EXIST. IMPERVIOUS AREA – 0 SQ FT
- FUTURE IMPERVIOUS – 34698 SQ FT
- GREEN AREA – 98944 SQ FT
- TOTAL ACREAGE – 133642 SQ FT



40 20 0 40 80 120
SCALE IN FEET



ADJOINING OWNER:

JOSEPH W. GRIER, JR.
1869 QUEENS ROAD
CHARLOTTE, N.C. 28207
ZONING:
R-12
TAX PARCEL NUMBER:
105-081-02

ADJOINING OWNER:

STATE OF NORTH CAROLINA
℅ N.F. MIDGETTE
P.O. BOX 629
RALEIGH, N.C. 27602
ZONING:
I-1
TAX PARCEL NUMBER:
105-013-02
105-013-03

ADJOINING OWNER:

JOHN McLAUGHLIN, HEIRS
GENERAL DELIVERY
CHARLOTTE, N.C. 28126
ZONING:
I-1
TAX PARCEL NUMBER:
105-013-06P

ADJOINING OWNER:

JOSEPH W. GRIER, JR.
1869 QUEENS ROAD
CHARLOTTE, N.C. 28207
ZONING:
R-12
TAX PARCEL NUMBER:
105-081-02

LEGEND

EXISTING	PROPOSED	DESCRIPTION
–660–	667	CONTOUR LINES
		PROPERTY LINE
		EASEMENT LINE
		SETBACK
x 665	624.50 x	ELEVATIONS
		SILT FENCE
		CONSTRUCTION ENTRANCE
		DETENTION AREA
		SIDEWALK
		RIP-RAP
	PROPOSED	RIGHT OF WAY
–6"-W–	6"-W	WATER LINE
–6"-S–	6"-S	SEWER LINE
–6"-G–	6"-G	GAS LINE
–T–T–T–	T T T	TELEPHONE LINE
EXCB		CURB INLET
EXMH	MH-1	MANHOLE
EXJB	JB-1	JUNCTION BOX
EXYI	YI-1	YARD INLET
EXDI	DI-1	DROP INLET
PP	PP	POWER POLE
12" RCP	1	PIPE
		FIRE HYDRANT
		DIVERSION DITCH
		LARGE MATURING TREE PER CITY APPROVED TREE LIST OAK OR MAPLE
		SMALL MATURING TREE PER CITY APPROVED TREE LIST DOGWOOD OR CRAPE MYRTLE
		TREE
	TP	TREE PROTECTION
		BUILDING
		CURB & GUTTER
		SWALE
–OE–	OE	OVERHEAD ELECTRIC
		CREEK
		SHRUB DWARF BURFORD HOLLY OR HETZI JAPANESE HOLLY

West Engineering, Inc.
Land Planning • Civil Design • Project Management
1009 East Boulevard
Charlotte, North Carolina 28203 • (704) 334-8215

SITE PLAN

GRAPHIC IMPRESSIONS, INC.
CRAB ORCHARD TOWNSHIP
MECKLENBURG COUNTY

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 1316 REGISTERED THOMAS CARLYLE WEST

941003

DATE: 04/13/94
DRAWN BY: TCW
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CHECKED BY: TCW

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