

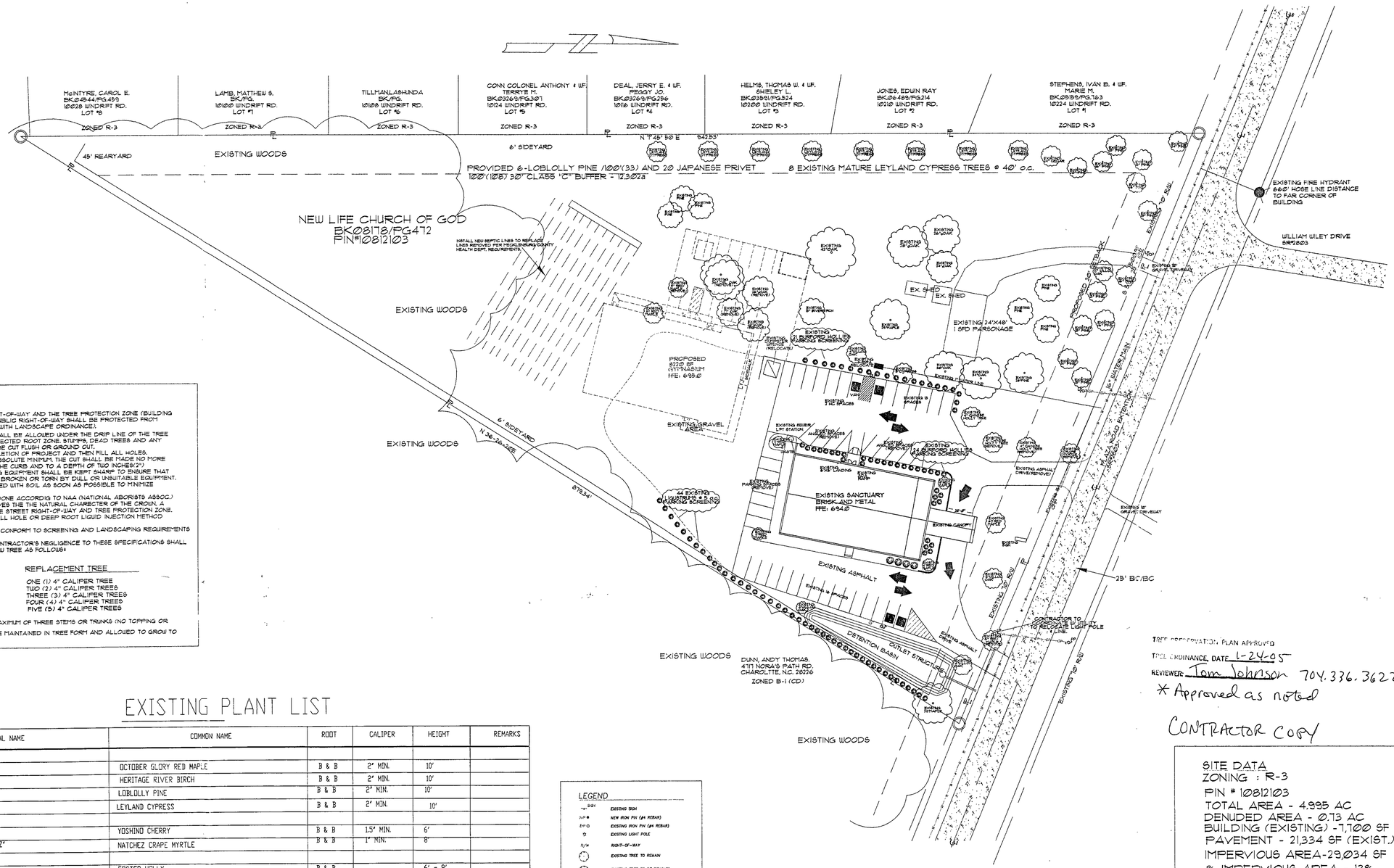
10328 PLAZA RD EXT

10812103

12/26/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
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GENERAL NOTES

1. TREES LOCATED WITHIN THE STREET RIGHT-OF-WAY AND THE TREE PROTECTION ZONE (BUILDING SETBACK WHERE PROPERTY ABUTS THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED FROM DAMAGE OR REMOVAL IN ACCORDANCE WITH LANDSCAPE ORDINANCE).
2. NO FILL DIRT DEEPER THAN ONE INCH SHALL BE ALLOWED UNDER THE DRIP LINE OF THE TREE
3. NO GRUBBING IS PERMITTED IN THE PROTECTED ROOT ZONE. STUMPS, DEAD TREES AND ANY SHRUB GROUTH TO BE REMOVED SHALL BE CUT FLUSH OR GROUND CUT.
4. DO NOT REMOVE BARRIERS UNTIL COMPLETION OF PROJECT AND THEN FILL ALL HOLES.
5. ROOT PRUNING SHALL BE KEPT TO AN ABSOLUTE MINIMUM. THE CUT SHALL BE MADE NO MORE THAN SIX INCHES BEHIND THE BACK OF THE CURB AND TO A DEPTH OF TWO INCHES(2") BELOW THE SOIL SURFACE. ROOT PRUNING EQUIPMENT SHALL BE KEPT SHARP TO ENSURE THAT ROOTS ARE CUT CLEANLY AND ARE NOT BROKEN OR TORN BY DULL OR UNSUITABLE EQUIPMENT. ANY EXPOSED ROOTS SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO AIR.
6. PRUNING OF EXISTING TREES SHALL BE DONE ACCORDIG TO NAA (NATIONAL ABORISTS ASSOC.) STANDARDS IN A MANNER THAT PRESERVES THE THE NATURAL CHARECTER OF THE CROWN. A PERMIT IS REQUIRED FOR PRUNING IN THE STREET RIGHT-OF-WAY AND TREE PROTECTION ZONE.
7. TREES SHALL BE FERTILIZED BY THE DRILL HOLE OR DEEP ROOT LIQUID INJECTION METHOD PER NAA STANDARDS.
8. ALL SHRUBBERY FOR SCREENING SHALL CONFORM TO SCREENING AND LANDSCAPING REQUIREMENTS OF THE LANDSCAPING ORDINANCES.
9. TREES THAT DIE AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE TO THESE SPECIFICATIONS SHALL BE REMOVED AND REPLACED WITH A NEW TREE AS FOLLOWS:

EXISTING TREE	REPLACEMENT TREE
LESS THAN 12" CALIPER	ONE (1) 4" CALIPER TREE
12 - 20 INCHES DBH	TWO (2) 4" CALIPER TREES
21 - 28 INCHES DBH	THREE (3) 4" CALIPER TREES
29 - 36 INCHES DBH	FOUR (4) 4" CALIPER TREES
MORE THAN 36 INCHES DBH	FIVE (5) 4" CALIPER TREES

THEIR NATURAL HEIGHT/ FORM WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER).

10. ORDINANCE - REQUIRED TREES MUST BE MAINTAINED IN TREE FORM AND ALLOWED TO GROW TO

EXISTING PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	REMARKS
SHADE TREES (LARGE MATURING)							
AR	19	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B & B	2" MIN.	10'	
BN	0	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B & B	2" MIN.	10'	
QP	33	PINUS TAEDA	LOBLOLLY PINE	B & B	2" MIN.	10'	
LY	9	CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	B & B	2" MIN.	10'	
ORNAMENTAL TREES (SMALL MATURING)							
PY	0	PRUNUS YEDOENSIS	YOSHINO CHERRY	B & B	1.5" MIN.	6'	
LI	0	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	B & B	1" MIN.	8'	
SHRUBS (LARGE)							
IF	0	ILEX FOSTERI	FOSTER HOLLY	B & B		6' - 8'	
MC	0	MYRICA CERIFERA	WAX MYRTLE	3 GAL.			5' O.C.
LJ	183	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL.	2" WIDE	2" HIGH	6' O.C.
SHRUBS (MEDIUM)							
PJ	46	PIERIS JAPONICA	JAPANESE ANDROMEDA	3 GAL.			4' O.C.
AG	117	ABELIA GRANDIFLORA	GLOSSY ABELIA	3 GAL.			4' O.C.
ND	0	NANDINA DOMESTICA	NANDINA	3 GAL.			4' O.C.
SHRUBS (SMALL)							
BT	21	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	1 GAL.			3' O.C.
ICH	96	ILEX 'BURFORDII'	BURFORD HOLLY	1 GAL.			3' O.C.
IV	0	ILEX VOMITORIA	YAUPON HOLLY	1 GAL.			3' O.C.
GROUNDCOVER							
LM	40	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 QT.			12" O.C.

LEGEND

- EXISTING SIGN
- NEW IRON PIN (#4 REBAR)
- 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
- SMH — EXISTING SEWER MANHOLE
- ST. MH — EXISTING STORM MANHOLE
- UP — EXISTING UTILITY POLE
- EXISTING ITEMS TO BE REMOVED
- EXISTING PAVING TO BE REMOVED
- SETBACK LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- OH — EXISTING OVERHEAD POWER LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN
- EXISTING SPOT ELEVATION
- EXISTING DRAINAGE STRUCTRAE
- EXISTING DOWNSPOUT
- EXISTING CLEANOUT
- TEMPORARY TREE PROTECTION BARRICADE

EXISTING SITE CONDITIONS

SCALE 1" = 40'

TREE PRESERVATION PLAN APPROVED
TREE ORDINANCE, DATE 1-24-05
REVIEWER: Tom Johnson 704.336.3622
* Approved as noted

CONTRACTOR COPY

SITE DATA
ZONING : R-3
PIN # 10812103
TOTAL AREA - 4.995 AC
DENUDED AREA - 0.73 AC
BUILDING (EXISTING) -7,700 SF
PAVEMENT - 21,334 SF (EXIST.)
IMPERVIOUS AREA-29,034 SF
% IMPERVIOUS AREA - 13%
BUILDING

SETBACKS
FRONT - 30'
REAR - 45'
SIDE - 6'

OWNER
IGLESIA DE DIOS NUEVA VIDA
10324 PLAZA RD.
CHARLOTTE, N.C. 28215

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



VICINITY MAP
NOT TO SCALE

CATHEY & ASSOCIATES, INC.
P.O. BOX 819
HARRISBURG, N.C. 28075
(704) 793-4092
4462 RACEWAY DR.
CONCORD, NC 28027
FAX (704) 793-4131

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LICENSED CONTRACTORS, IN THEIR RESPECTIVE TRADES, SHALL FOLLOW ALL OSHA SAFETY GUIDELINES.

NORTH CAROLINA PROFESSIONAL SEAL 6842 ENGINEER RAYMOND H. CATHEY
12/30/04

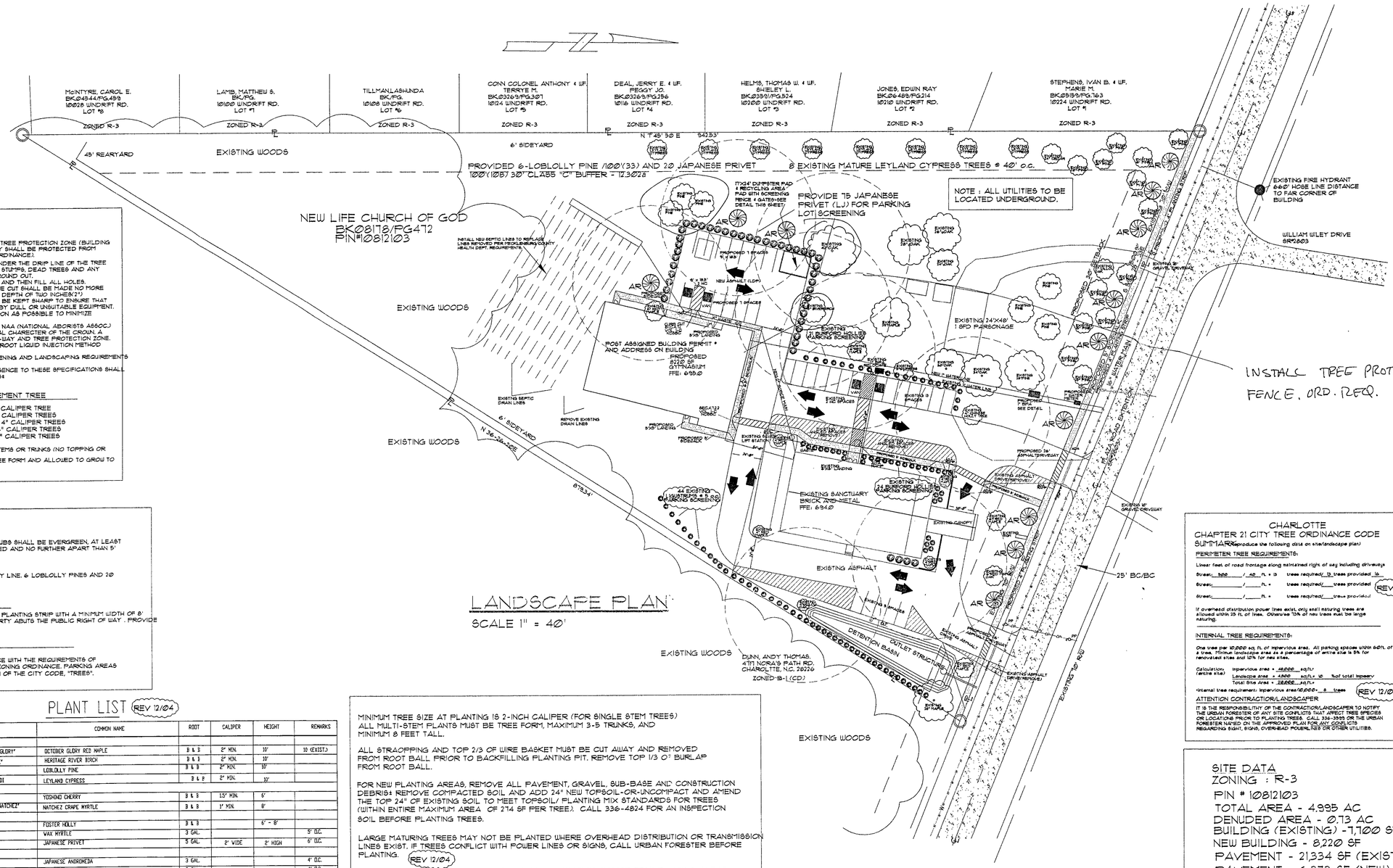
PROJECT TITLE: SITE DEVELOPMENT PLANS FOR:
IGLESIA DE DIOS NUEVA VIDA
NEW GYMNASIUM BUILDING
10328 PLAZA RD. EXTENSION - CHARLOTTE, N.C.

SHEET TITLE: EXISTING SITE CONDITIONS

DATE: JAN 2004
DRAWN BY:
CHECKED BY: RAY CATHEY
REVISIONS: 12/01/04

SHEET
C-02A

LS 15 Rev 2004 277



LANDSCAPE PLAN

SCALE 1" = 40'

GENERAL NOTES

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LESS THAN 12" CALIPER	ONE (1) 4" CALIPER TREE
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29 - 36 INCHES DBH	FOUR (4) 4" CALIPER TREES
MORE THAN 36 INCHES DBH	FIVE (5) 4" CALIPER TREES

THEIR NATURAL HEIGHT/ FORM WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER).

10. ORDINANCE - REQUIRED TREES MUST BE MAINTAINED IN TREE FORM AND ALLOWED TO GROW TO

PARKING LOT SCREENING

SHALL MEET THE REQUIREMENTS OF SECTION 12.303, SHRUBS SHALL BE EVERGREEN, AT LEAST 2-3 1/2' TALL WITH A MINIMUM SPREAD OF 2' WHEN PLANTED AND NO FURTHER APART THAN 5'

BUFFER SCREENING

PROVIDE 2B CLASS C BUFFER ALONG WESERN PROPERTY LINE. 6 LOBLOLLY PINES AND 20 JAPANESE PRIVET/100LF.

PERIMETER TREE AREA

CHAPTER 21 OF THE CITY CODE REQUIRES A CONTINIOUS PLANTING STRIP WITH A MINIMUM WIDTH OF 8' BE PROVIDED WITHIN THE SETBACK WHERE THE PROPERTY ABUTS THE PUBLIC RIGHT OF WAY . PROVIDE 13 LARGE MATURING TREES AT 40' SPACING.

INTERNAL LANDSCAPING

ALL INTERNAL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 12.209 AND 12.211 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. PARKING AREAS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 21 OF THE CITY CODE, "TREES".

PLANT LIST (REV 12/04)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	REMARKS
SHADE TREES (LARGE MATURING)							
AR	12 (NEW)10 (EXIST.) 22 (TOTAL)	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	B & B	2" MIN.	10'	10 (EXIST.)
BN	1 (EXIST)	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	B & B	2" MIN.	10'	
LP	33 (EXIST.)	PINUS TAEDA	LOBLOLLY PINE	B & B	2" MIN.	10'	
LY	9 (EXIST)	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	B & B	2" MIN.	10'	
ORNAMENTAL TREES (SMALL MATURING)							
PY	0	PRUNUS YEDOENSIS	YOSHINO CHERRY	B & B	1.5" MIN.	6'	
LI	1 (EXIST)	LAGERSTROEMIA INDICA "NATCHEZ"	NATCHEZ CRAPE MYRTLE	B & B	1" MIN.	8'	
SHRUBS (LARGE)							
IF	0	ILEX FOSTERI	FOSTER HOLLY	B & B		6' - 8'	
MC	0	MYRICA CERIFERA	WAX MYRTLE	3 GAL.			5' O.C.
LJ	183	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL.	2" WIDE	2' HIGH	6' O.C.
SHRUBS (MEDIUM)							
PJ	46	PIERIS JAPONICA	JAPANESE ANDROMEDA	3 GAL.			4' O.C.
AG	117	ABELIA GRANDIFLORA	GLOSSY ABELIA	3 GAL.			4' O.C.
ND	0	NANDINA DOMESTICA	NANDINA	3 GAL.			4' O.C.
SHRUBS (SMALL)							
BT	21	BERBERIS THUNBERGII "CRIMSON PYGMY"	CRIMSON PYGMY BARBERRY	1 GAL.			3' O.C.
IBH	96	ILEX "BURFORDII"	BURFORD HOLLY	1 GAL.			3' O.C.
IV	0	ILEX VOMITORIA	YAUPON HOLLY	1 GAL.			3' O.C.
GROUNDCOVER							
LM	40	LIRIOPE MUSCARI "BIG BLUE"	BIG BLUE LIRIOPE	1 QT.			12" O.C.

MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES) ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3-5 TRUNKS, AND MINIMUM 8 FEET TALL.

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL-OR-UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/ PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MAXIMUM AREA OF 2'14 SF PER TREE). CALL 336-4824 FOR AN INSPECTION SOIL BEFORE PLANTING TREES.

LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER BEFORE PLANTING. (REV 12/04)

CALL 336-3622 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS ONE TO TWO DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLANT 15' TO 20' OFF SEWER & STORM DRAINAGE LINES; 10 TO 15' OFF GAS, WATER, PHONE, AND UNDERGROUND ELECTRICAL LINES.

NO PARKING LOT LIGHTING ALLOWED IN ISLANDS WITH TREES.

CHARLOTTE CHAPTER 21 CITY TREE ORDINANCE CODE SUMMARY (reproduce the following data on site/landscape plan)

PERIMETER TREE REQUIREMENTS:

Linear feet of road frontage along maintained right of way including driveways

Street: 526 / 40 ft. x 3 trees required/ 13 trees provided 16

Street: ____ / ____ ft. x ____ trees required/ ____ trees provided

Street: ____ / ____ ft. x ____ trees required/ ____ trees provided

(REV 12/04)

If overhead distribution power lines exist, only small maturing trees are allowed within 25 ft. of lines. Otherwise 13% of new trees must be large maturing.

INTERNAL TREE REQUIREMENTS:

One tree per 10,000 sq. ft. of impervious area. All parking spaces within 60' of a tree. Minimum landscape area as a percentage of entire site is 5% for renovated sites and 12% for new sites.

Calculation: Impervious area = 46,827 sq/ft
(entire site) Landscape area = 4,800 sq/ft. @ 7.48 total impervi
Total Site Area = 218,668 sq/ft.

Internal tree requirement: Impervious area/10,000 = 5 trees (REV 12/04)

ATTENTION CONTRACTORS/LANDSCAPERS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3935 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

SITE DATA

ZONING : R-3
PIN # 10812103
TOTAL AREA - 4.995 AC
DENUDED AREA - 0.73 AC
BUILDING (EXISTING) -7,100 SF
NEW BUILDING - 8,220 SF
PAVEMENT - 21,334 SF (EXIST.)
PAVEMENT - 6,373 SF (NEW)
SIDEWALKS - 3,200 SF
IMPERVIOUS AREA-46,827 SF
% IMPERVIOUS AREA - 22%

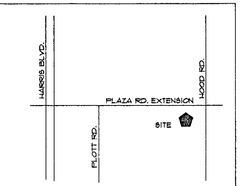
BUILDING SETBACKS
FRONT - 30'
REAR - 45'
SIDE - 6'

OWNER

IGLESIA DE DIOS NUEVA VIDA
10324 PLAZA RD.
CHARLOTTE, N.C. 28215

DESIGNER

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



VICINITY MAP
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NORTH CAROLINA PROFESSIONAL SEAL 4842 ENGINEER RAYMOND H. CATHEY 12/22/04

PROJECT TITLE: SITE DEVELOPMENT PLANS FOR: IGLESIA DE DIOS NUEVA VIDA NEW GYMNASIUM BUILDING 10328 PLAZA RD. EXTENSION - CHARLOTTE, N.C.

SHEET TITLE: LANDSCAPING PLAN

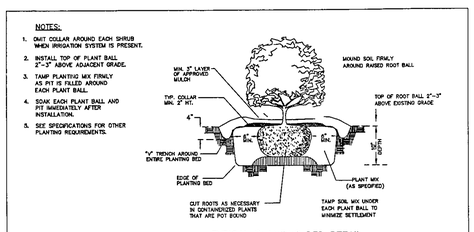
DATE: JAN 2004

DRAWN BY:

CHECKED BY: RAY CATHEY

REVISIONS: 5/12/04 12/01/04

SHEET C-03

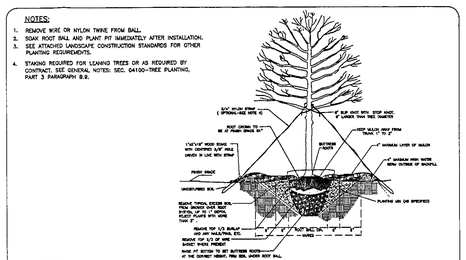


TYPICAL PLANTING BED DETAIL

NO.	DATE	DESCRIPTION

APPROVED DATE ____

LAND DEVELOPMENT STANDARDS | SHRUB PLANTING DETAIL | DWG. NO. 40.05A | REV. NO.

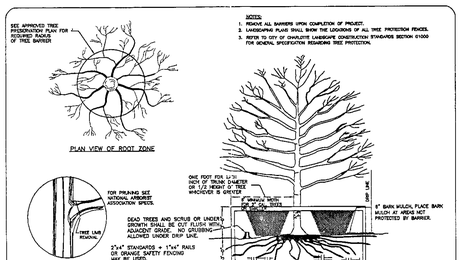


NO.	DATE	DESCRIPTION
1	5/04	DELETED NOTE 3-5
		REVISED DETAIL LABELS

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1, "SHADE AND FLOWERING TREES") FOR EXAMPLE:

CALIPER	HEIGHT (TAPED)	MIN. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12-14'	10'	24"	18"
3"	14-16'	12'	32"	21"

LAND DEVELOPMENT STANDARDS | TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES) | DWG. NO. 40.01



NO.	DATE	DESCRIPTION

APPROVED DATE ____

LAND DEVELOPMENT STANDARDS | TREE PROTECTION DETAIL | DWG. NO. 40.02