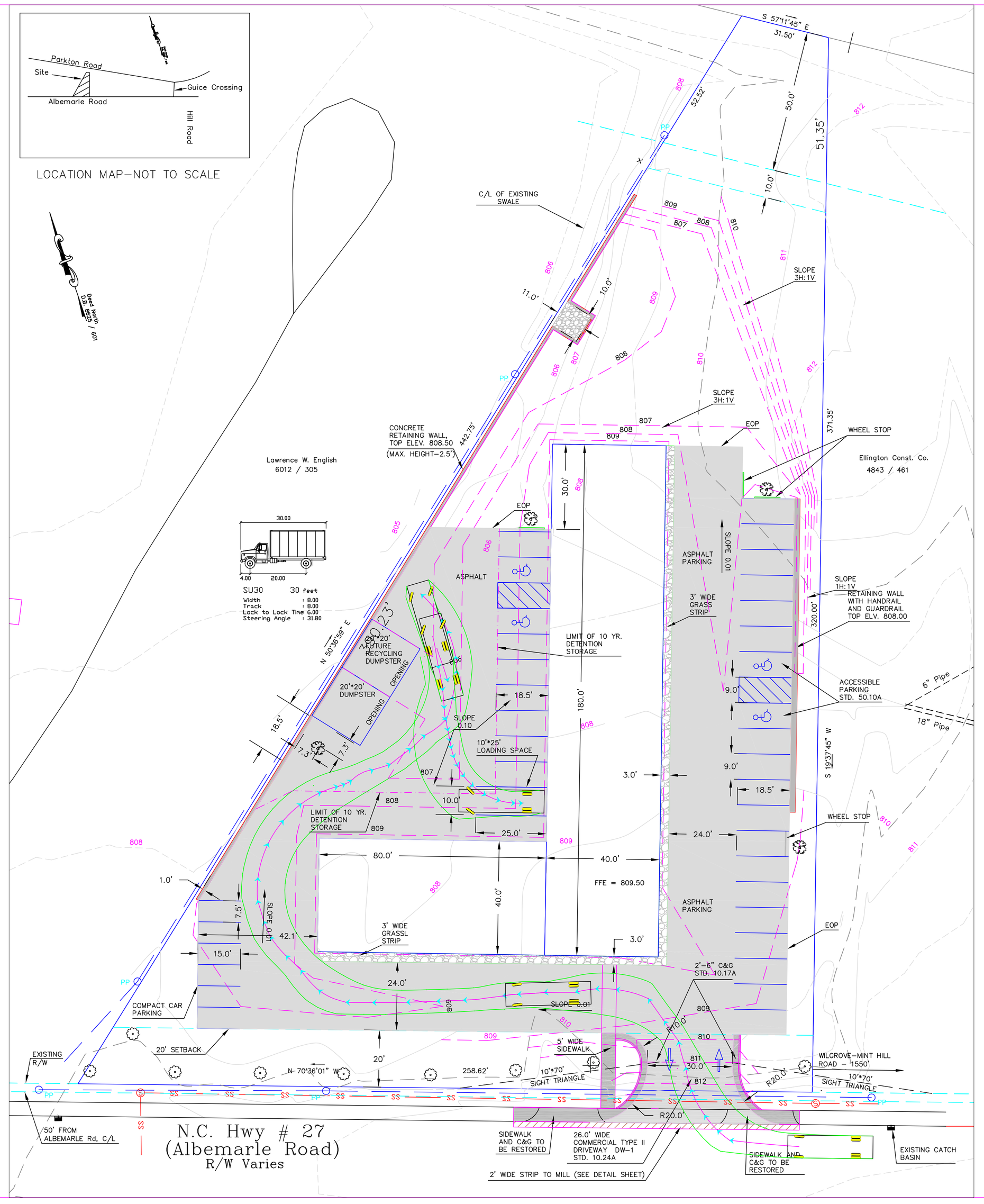
GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. HEIGHT AND WIDTH SIZES SHALL BE MET REGARDLESS OF CONTAINER OR CONDITION SHOWN.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., WASHINGTON, D.C.
3. CONTRACTOR TO REVIEW PLANT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND DURING PROPOSAL PREPARATION FOR QUALITY CONTROL AND VALUE ENGINEERING. 4. LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.
5. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLANT 15-20' OFF SEWER AND STORM DRAINAGE LINES; 10-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
6. ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT AND THE PLANNING DEPARTMENT.
7. LARGE MATURING TREES MUST BE A MIN. 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
8. PLEASE CALL 336-4330 FOR AN INSPECTION OFF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
9. ATTENTION CONTRACTOR/LANDSCAPER: 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 336-3599 FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWER LINES OR OTHER UTILITIES.
10. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
11. MIN. TREE SIZE AT PLANTING AS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI -STEM PLANTS MUST BE TREE FORM, MAX. 3 TO 5 TRUNKS, AND MIN. 8 ' TALL FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
13. 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 MIN. AREA OF 274 SQUARE FEET PER TREE OR PLANTING AREA).
14. MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.
15. APPLY PRE-EMERGEN HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
16. SEED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED.
17. ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2"-4" TRENCH EDGE.

1. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION
3. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT 704/336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5 ' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT 704/336-6692 FOR REQUIRED PERMITS.
4.BEFORE YOU DIG STDP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

LOCATION MAP-NOT TO SCALE



SITE DATA

PID	= 11116306
ZONE	- B-2
SITE AREA	= 1.78 Acre
PROPOSED BULDING	= ONE STORY COMMERCIAL BUILDING, 10,400SF
SETBACKS AND YARDS	- 20' SETBACK - 10' REAR YARD + 50' R/R RIGHT-OF-WAY - 0' SIDE YARD - NO BUFFER
PARKING REQUIRED	
2,600 SF OFFICE	- 1PS/300 SF
3,900 SF RETAIL	- 1 PS/250 SF
3,900 SF WAREHOUSE	- 1 PS/400 SF
TOTAL	= 35 PS
PARKING PROVIDED	= 36 PS
HEIGHT MAX REQUIRED	= 40'
PROVIDED	= 25'
FLOOD ZONE	= NO

NEAREST FIRE HYDRANT IS LESS THAN 750' FROM THIS DEVELOPMENT
PLACE FOR GARBAGE COLLECTOR IS PROVIDED
SOIL ON THE SITE - DAVIDSON SANDY CLAY LOAM

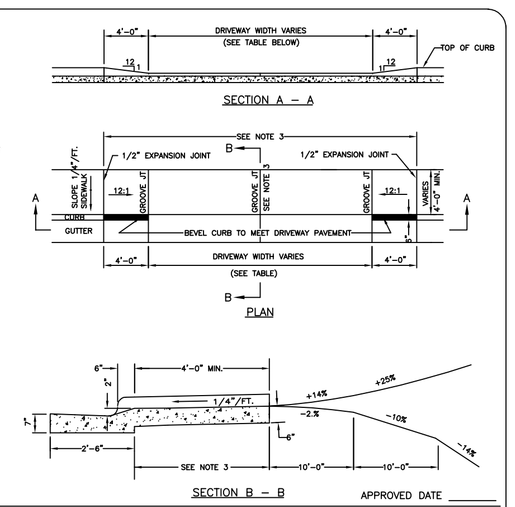
* COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
* SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
* APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
* IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
* THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM CHANNEL AND BANKS OF THE OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
* NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPOTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
* THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704/336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND /OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

NOTE:
1. 1/2" EXPANSION JOINTS REQUIRE INSTALLATION OF ONE 1/2" THICK PIECE OF BITUMINOUS FIBER THROUGH THE ENTIRE SLAB.
2. TO LIMIT STORM WATER FLOW DOWN DRIVEWAYS, USE STANDARD 10.24C FOR DRIVEWAYS NEAR LOW POINTS.
3. PAY LIMITS FOR WORK DONE UNDER CITY OF CHARLOTTE CONTRACTS ARE FROM EXPANSION JOINT TO EXPANSION JOINT AND BACK OF CURB TO BACK OF DRIVEWAY.
4. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.

GENERAL NOTES:
ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
ALL CURB OR CURB AND GUTTER AND SIDEWALKS ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT.
SEE STD. NO 10.17B FOR DETAIL OF EXPANSION JOINT AND GROOVE JOINT.

DRIVEWAY CLASSIFICATION		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I-RESIDENTIAL	15'	30'
ONE-WAY TYPE II COMMERCIAL	20'	30'
TWO-WAY TYPE II COMMERCIAL	26'	50'

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/98	NOTE 3 & 4



CHARLOTTE - MECKLENBURG LAND DEVELOPMENT STANDARDS

COMMERCIAL TYPE II & RESIDENTIAL TYPE I DROP CURB DRIVEWAY WITH SIDEWALK ABUTTING CURB (2'-6" CURB AND GUTTER)

STD. NO. / REV. 10.24A

APPROVED DATE

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20 ft.

DS Engineering
1223 Fox Run Dr., Charlotte, NC 28212
E-mail: davshk@goggle.com
ph. 704/497-0081
fax 1-775-269-9739

REVISION #	REVISION DATE
1	7/20/06
2	8/15/06
3	1/17/07

NORTH CAROLINA PROFESSIONAL SEAL 023717 ENGINEER DMITRY SHKLOVSKY

STIMULE DEVELOPMENT
9907 ALBEMARLE ROAD
CHARLOTTE, NC

SITE PLAN

SHEET 5 OF 8