

Charlotte Montessori Addition

HDC Review

Dilworth

228 E. KINGSTON AVE

CASE# HDC 2018-704

LITTLE Diversified Architectural Consulting

EXISTING CONDITIONS



EXISTING CONDITIONS



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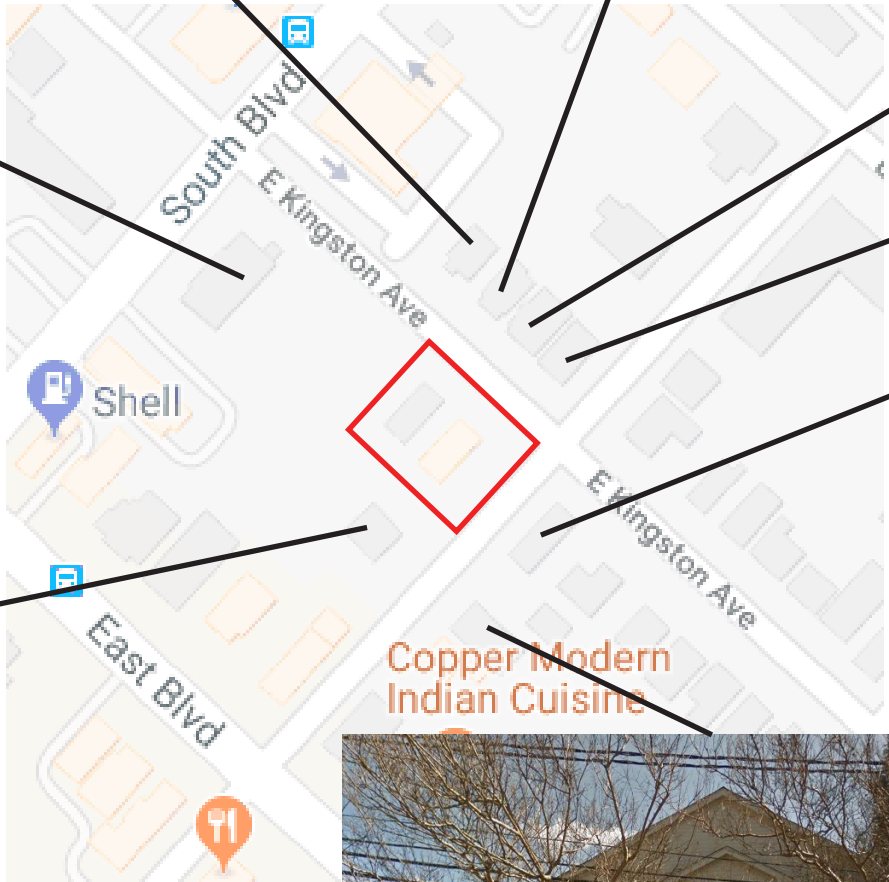
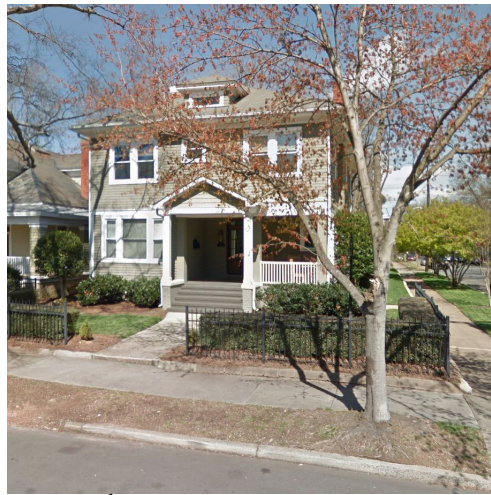


EXISTING CONDITIONS



CONTEXT/ADJACENT STRUCTURES

CONTEXT/ADJACENT STRUCTURES



SITE PLAN/SURVEY

SURVEY

LINE LEGEND:

EASEMENT	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY (NOT SURVEYED)	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
CABLE TV LINE	---
FIBER OPTIC LINE	---
GAS LINE	---
POWER LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---
STORM DRAIN PIPE	---
TELEPHONE LINE	---
TELEPHONE LINE (UNDERGROUND)	---
WATER LINE	---
WOOD FENCE	---
METAL FENCE	---
GUARD RAIL	---

LEGEND:

BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
DB - DEED BOOK
DIP - DUCTILE IRON PIPE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FY - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
ICI - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
MBV - METER BOX
MB - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
R/R - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
TPED - TELEPHONE PIEDestal
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WY - WATER VALVE
YI - YARD INLET

1701 SOUTH/KINGSTON
ASSOCIATES, LLC
DB. 15097, PG. 492
LOTS 3, 4, AND 5,
BLOCK 14,
MB. 230, PG. 60
PIN: 123-074-12

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9858
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6580
WATER & SEWER
CHAR. MECK. UTILITY DEPT. (CMUD)
(704) 356-2564 WATER
(704) 357-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

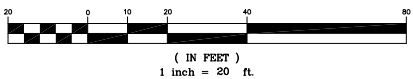
RISTAINO ASSOCIATES' LLC
DB. 9890, PG. 836
LOTS 2, BLOCK 14,
MB. 230, PG. 60
PIN: 123-074-07

LIBERTAS REAL ESTATE, LLC
DB. 23279, PG. 922
LOTS 11, BLOCK 14,
MB. 230, PG. 60
PIN: 123-074-07

GPS CERTIFICATION:

I, JUSTIN E. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: 401 (0.0000)
(2) POSITIONAL ACCURACY: HORIZONTAL N=0.00045'; E=0.0016'; VERTICAL ±0.005'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC; ONLINE POSITION CORRECTION SERVICE (NTRIP)
(4) DATES OF SURVEY: JULY 02, 2018
(5) DATUM/EPOCH: NAD83(2011) (CONUS), NAVD 83 LOCALIZATION=120, ZONE: NC 1300
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL"
(7) GRID MODEL: GEOID12CONUS
(8) COMBINED GRID FACTORS: 0.99984487
(9) UNITS: US SURVEY FEET

GRAPHIC SCALE



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 02, 2015, COMMUNITY PANEL NO: 370158 4543L (ZONE: X-UNSHADED)

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF JULY, 2018, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1800 (21) NCAC 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSE UP OR ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

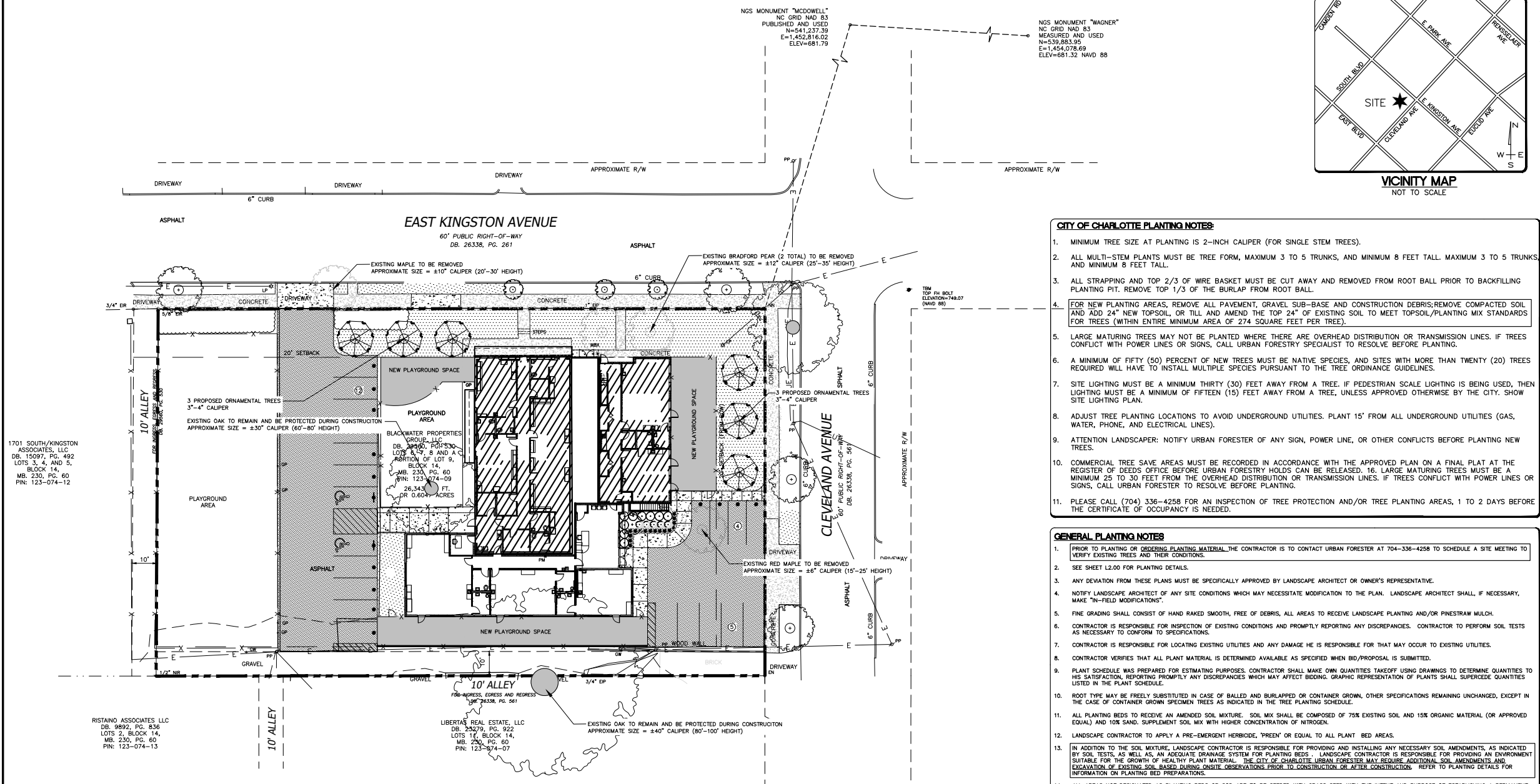


AREA TABLE	
26,343 SQ. FT. OR 0.6047 ACRES	
11,347 SQ. FT. OR 0.2605 ACRES	
TOTAL AREA 37,690 SQ. FT. OR 0.8652 ACRES	

REVISIONS		BOUNDARY AND TOPOGRAPHICAL SURVEY PREPARED FOR:	
		CHARLOTTE MONTESSORI SCHOOL 220 & 228 EAST KINGSTON AVENUE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 26338-561 & 29560-530 MAP REFERENCE: 230-60 TAX PARCEL #: 123-074-08 & -09	
		R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-1471 420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186	
OWNER KD	DRAWN CW	REVISOR SCALE: 1" = 20'	DATE: JULY 12, 2018 FILE NO. W-5601 JOB NO. 88742

PLOTTED: 7/27/2018
C:\CARLSON PROJECTS\88742\88742\DWG\88742.DWG

SITE PLAN



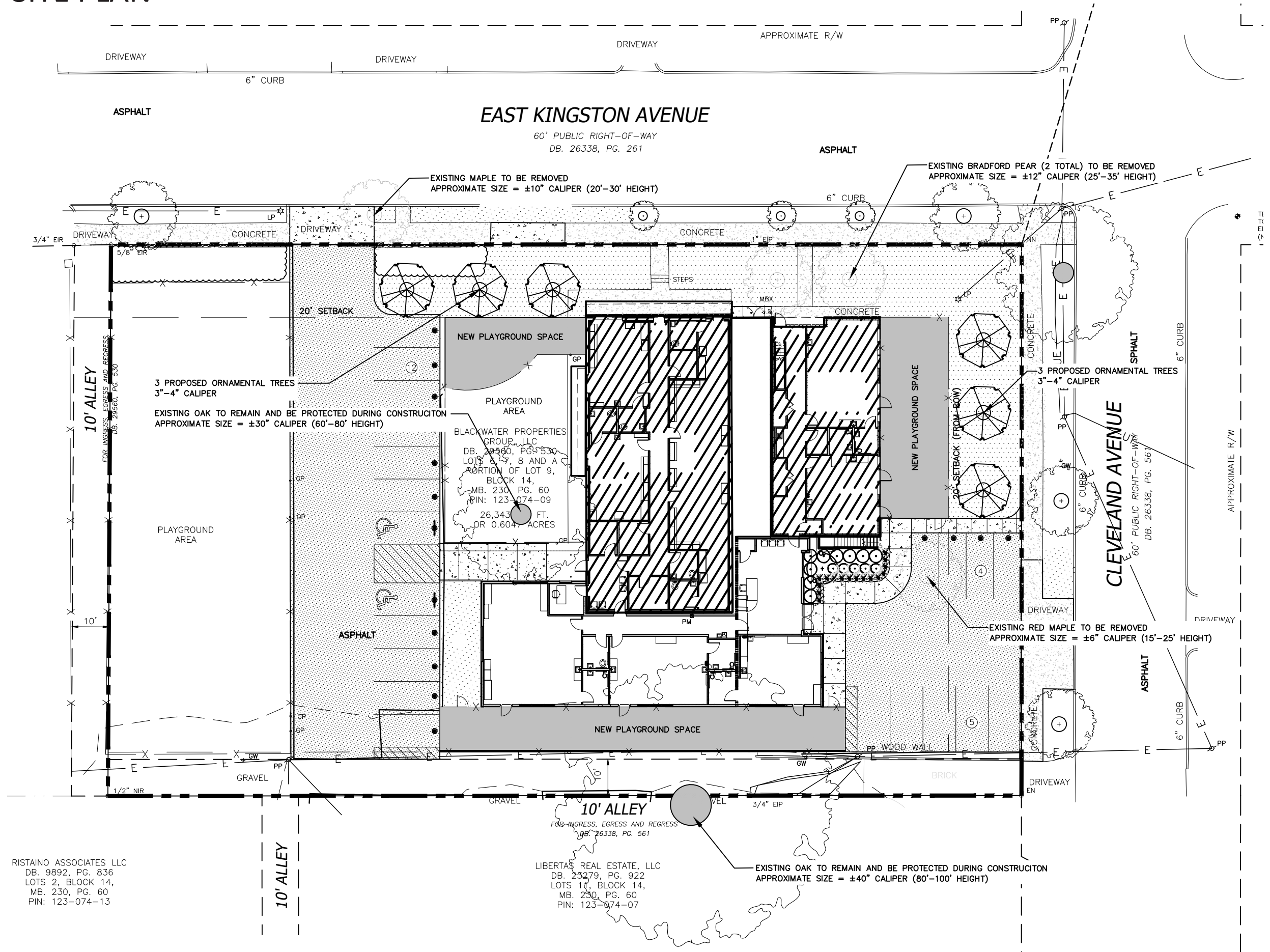
CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



GRAPHIC SCALE


$$1'' = 20'$$
[illegible]

ENLARGED SITE PLAN



ALTERED TREES



Parking Lot Red Maple - Six Inch



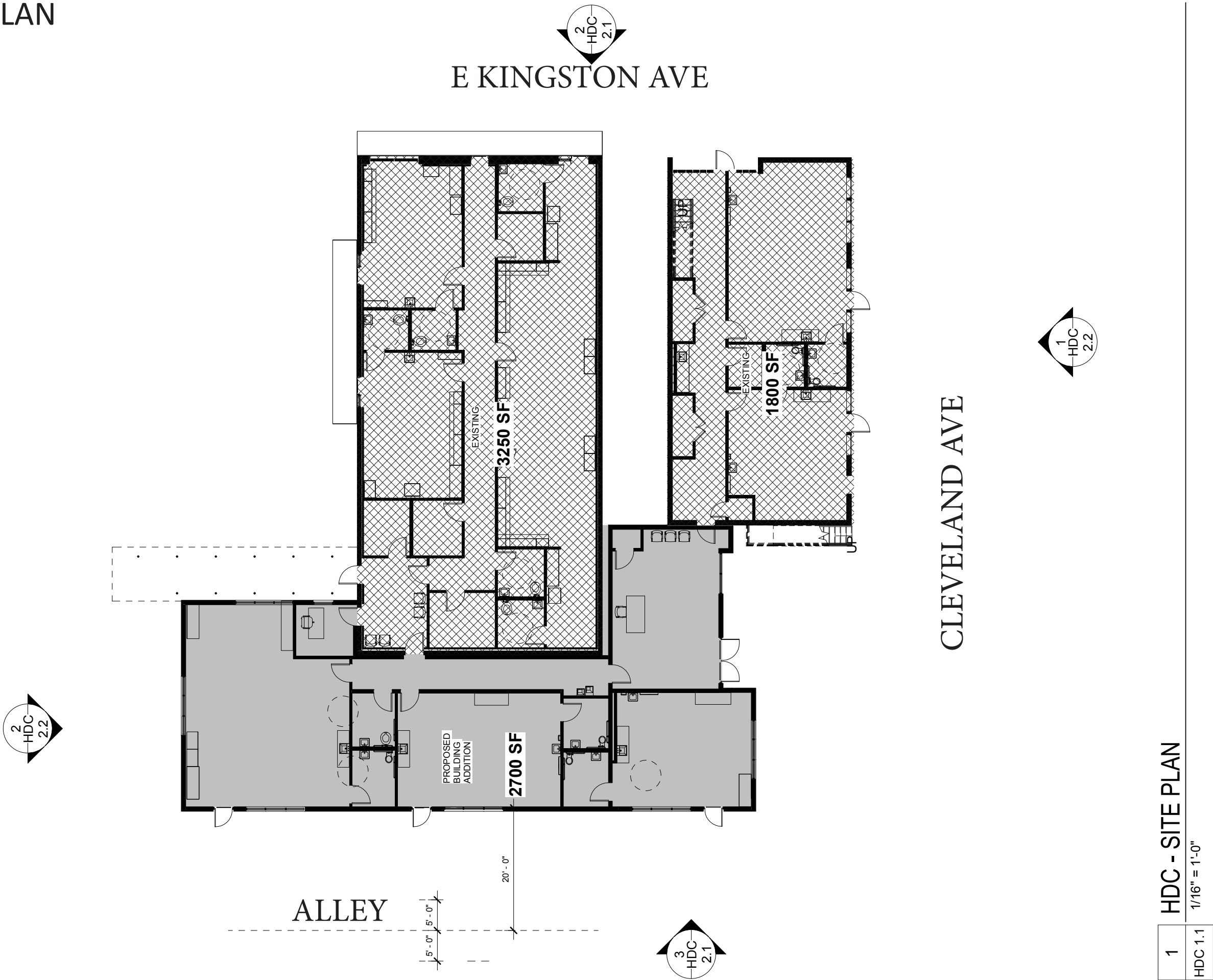
Kingston Bradford Pear - Twelve Inch



Kingston Red Maple - Ten Inch

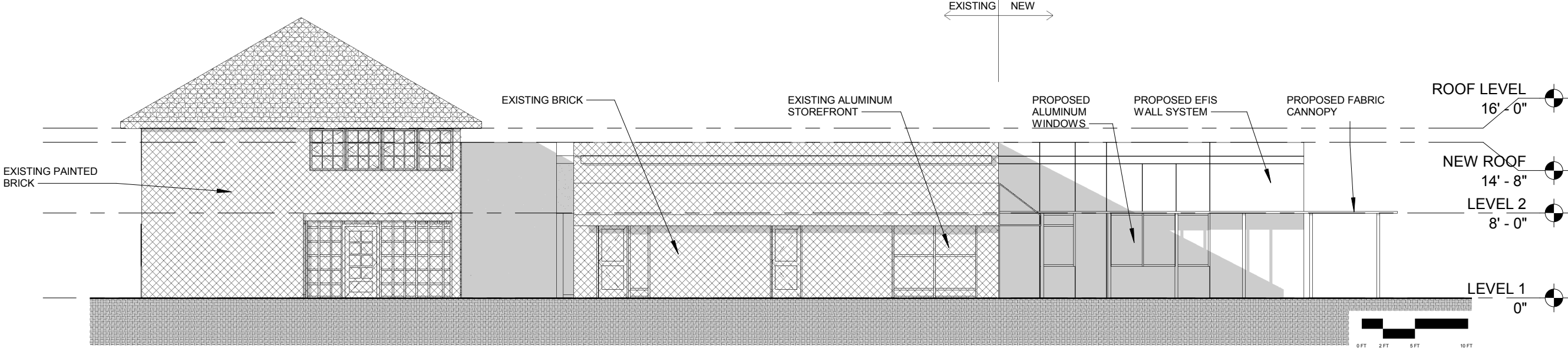
BUILDING PLAN/ELEVATIONS

BUILDING PLAN



<div><div>LITTLETM</div><div>DIVERSIFIED ARCHITECTURAL CONSULTING</div><div>615 S College St. Charlotte, NC. 28202 T: 704.525.6350 www.littleonline.com</div></div>	PRINCIPAL IN CHARGE: Tom Balke		PROJECT NAME Charlotte Montessori School	PROJECT NO. 1121149075
	PROJECT MANAGER: Manager Name			
	DESIGN TEAM: Designer			
	<i>This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.</i>		DESCRIPTION Floor Plan	ISSUE DATE 12/12/18
	© Little 2017			REFERENCE
			BULLETIN DRAWING	HDC 1.1

ELEVATIONS

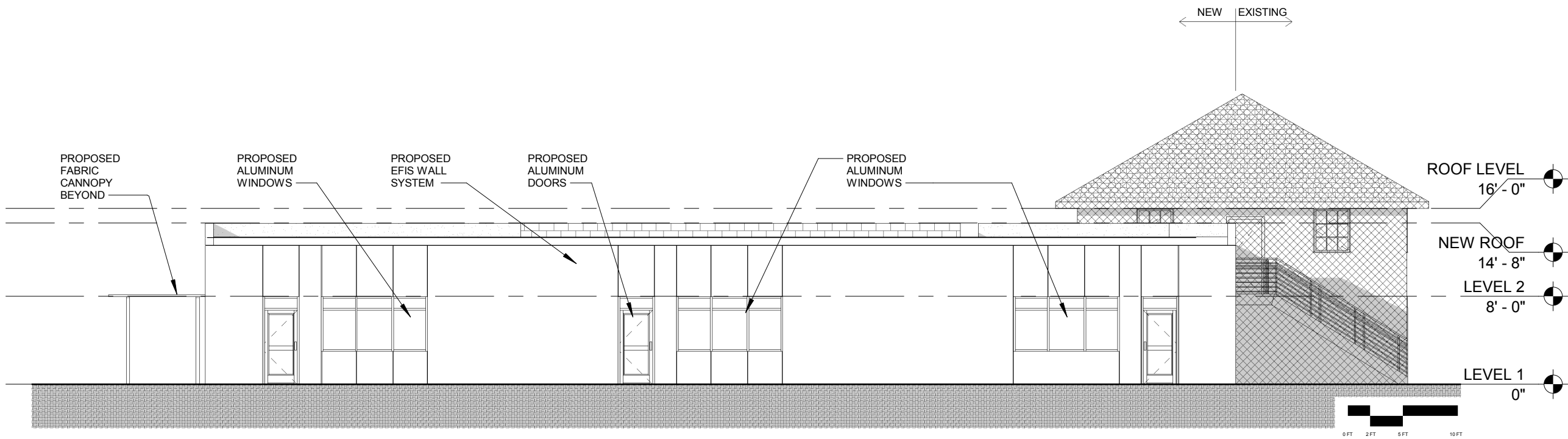


2

HDC 2.1

HDC NORTH ELEVATION Kingston Ave

3/32" = 1'-0"



3

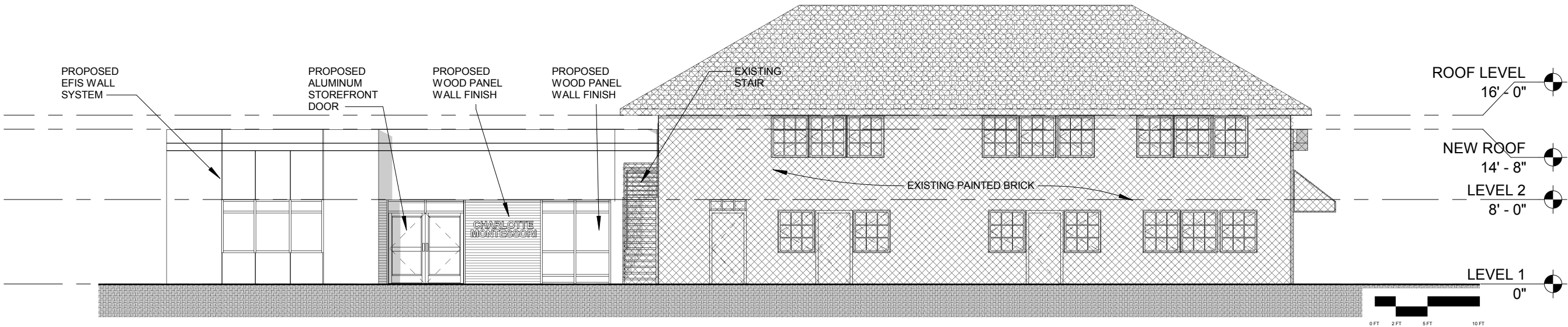
HDC 2.1

HDC SOUTH ELEVATION Alley Front

3/32" = 1'-0"

PROJECT NO.	1121149075
	ISSUE DATE
	12/12/18
	REFERENCE
PROJECT NAME	Charlotte Montessori School
DESCRIPTION	Exterior Elevations
PRINCIPAL IN CHARGE: Tom Balke	
PROJECT MANAGER: Manager Name	
DESIGN TEAM: Designer	
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615 S College St. Charlotte, NC, 28202 T: 704.525.6350 www.littleonline.com	

ELEVATIONS

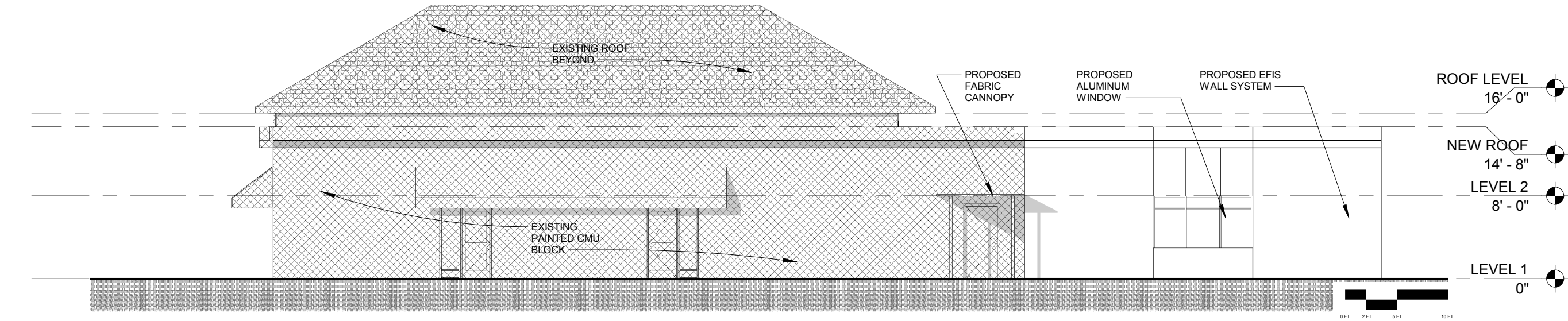


1

HDC 2.2

HDC EAST ELEVATION Cleveland Ave

3/32" = 1'-0"



2

HDC 2.2

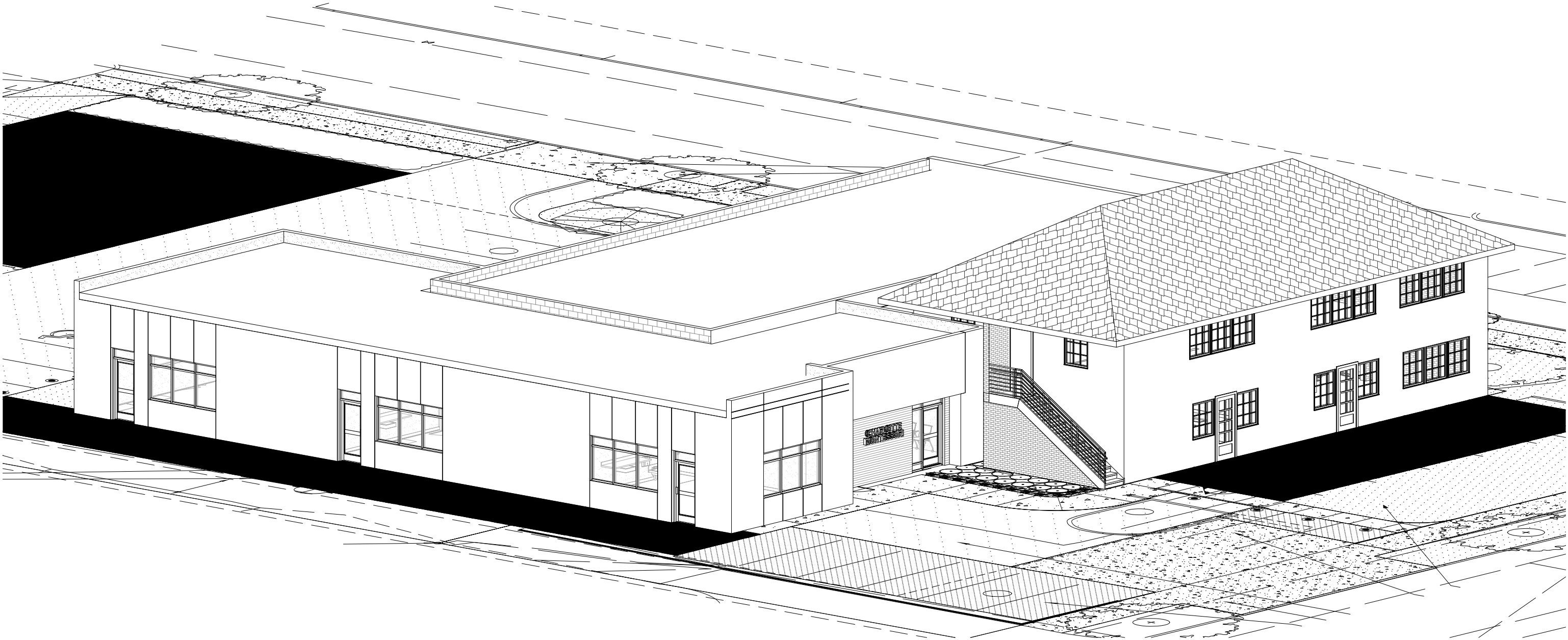
HDC WEST ELEVATION Main Entry

3/32" = 1'-0"

PROJECT NO.		PROJECT NAME		DESCRIPTION	
1121149075		Charlotte Montessori School		Exterior Elevations	
ISSUE DATE		PRINCIPAL IN CHARGE: Tom Balke		<div>PROJECT MANAGER: Manager Name</div> <div>DESIGN TEAM: Designer</div> <div><i>This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.</i></div>	
12/13/18					
REFERENCE					
BULLETIN DRAWING		LITTLE TM		615 S College St. Charlotte, NC, 28202 T: 704.525.6350 www.littleonline.com	
HDC 2.2		DIVERSIFIED ARCHITECTURAL CONSULTING			

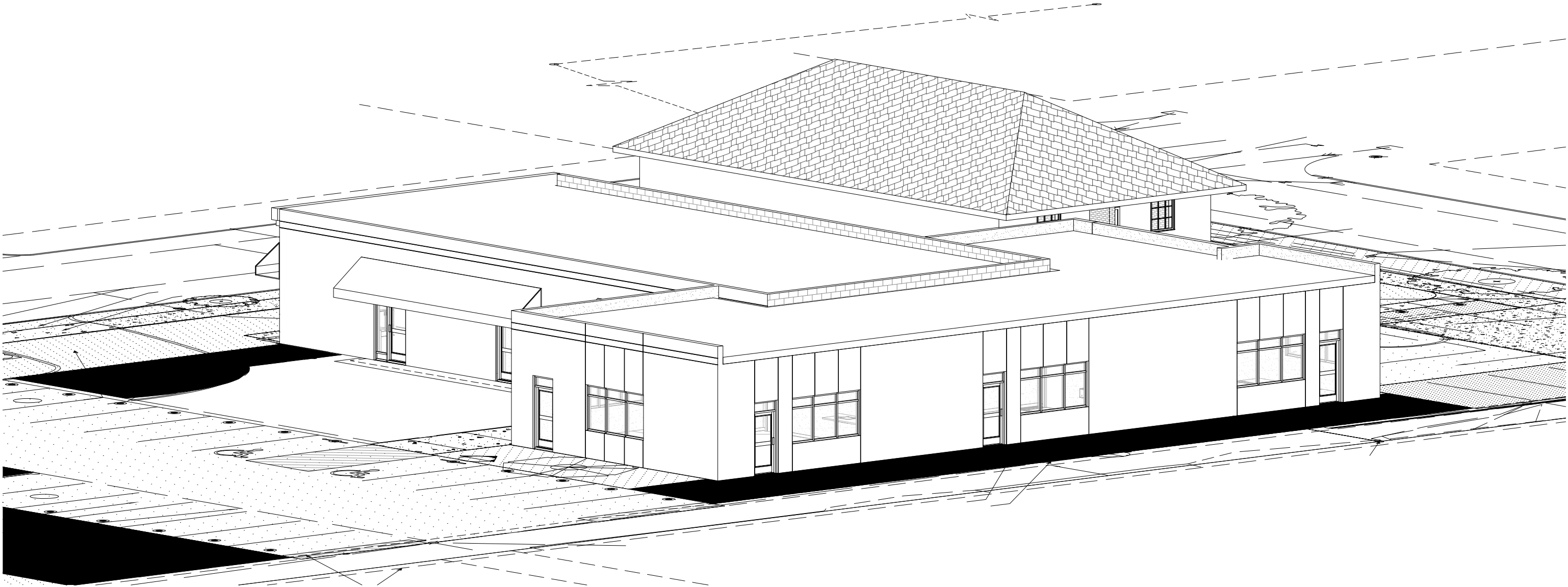
PERSPECTIVES

PERSPECTIVES



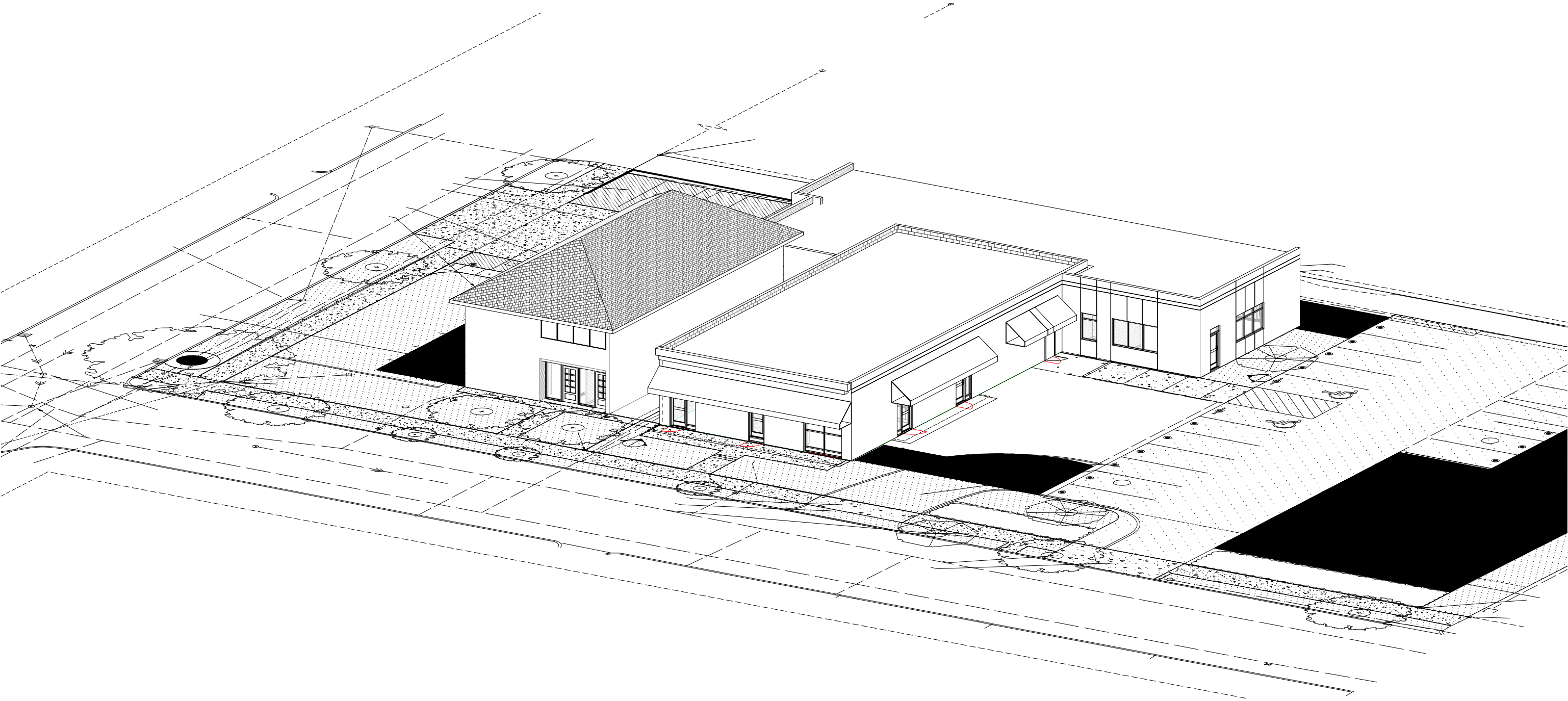
ALLEY VIEW

PERSPECTIVES



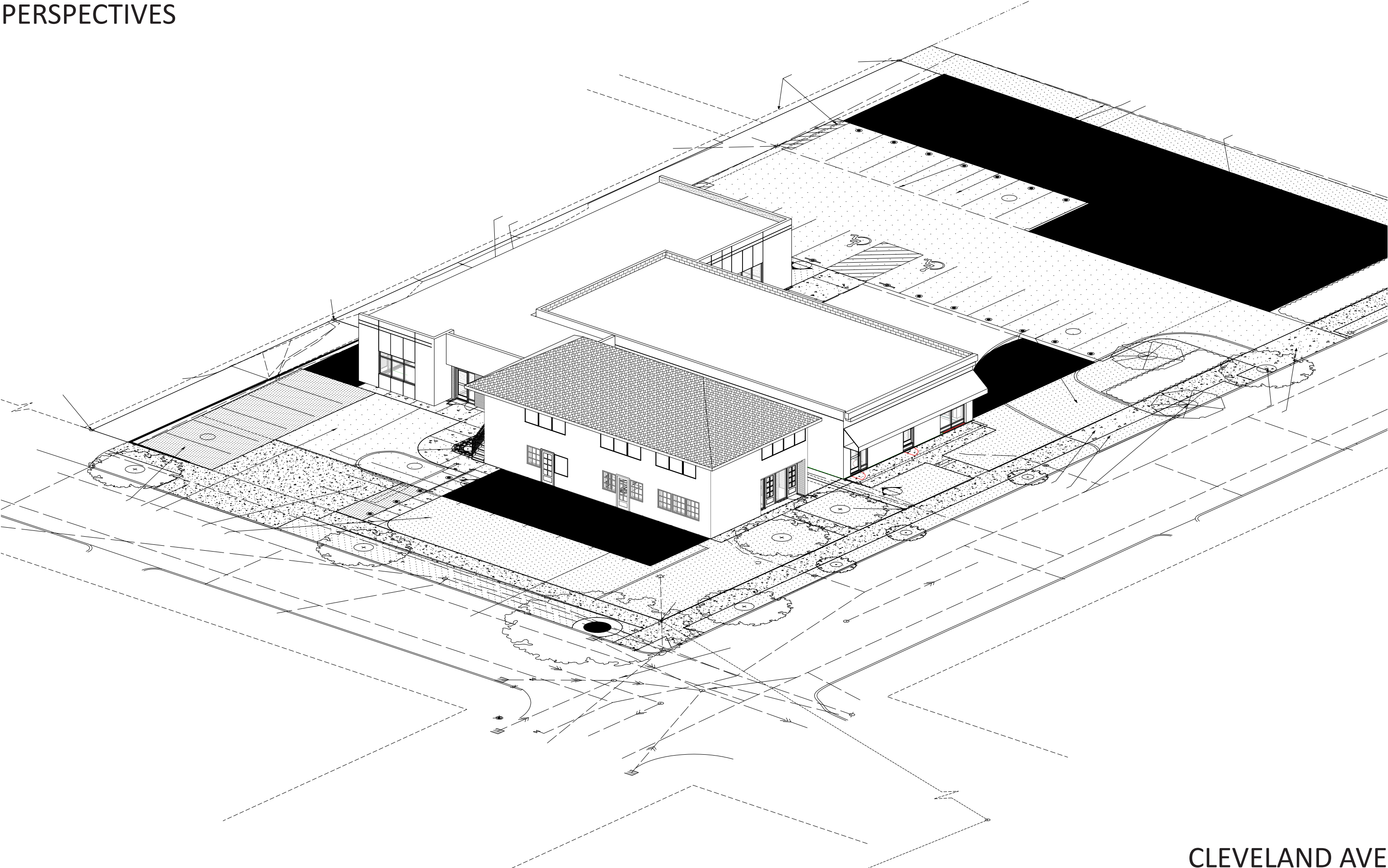
ALLEY VIEW

PERSPECTIVES



KINGSTON AVE

PERSPECTIVES



CLEVELAND AVE