

#### ZONING CODE SUMMARY

PROJECT NAME: SANDY PORTER ROAD EXTENSION  
PLANS PREPARED BY: THE ISAACS GROUP, PC  
PHONE #: 704-527-3440  
ZONING: I-1  
JURISDICTION: CITY OF CHARLOTTE  
TAX PARCEL #: 203-091-23  
203-091-08  
203-091-27

#### PAVING SPECIFICATIONS

**LIGHT DUTY PAVEMENT (LDP):**  
6" COMPACTED AGGREGATE BASE COURSE (CABC)  
2" BINDER COURSE, TYPE H  
1" SURFACE COURSE, I-2

**HEAVY DUTY PAVEMENT (HDP):**  
8" COMPACTED AGGREGATE BASE COURSE (CABC)  
2" BINDER COURSE, TYPE H  
1" SURFACE COURSE, I-2

**CONCRETE PAVEMENT**  
5" COMPACTED STONE BASE COURSE (NCDOT TYPE 57M)  
7" 3600 PSI CONCRETE WITH 6" X 6" WIRE MESH  
REINFORCEMENT(10 GAUGE)

**NOTES:**  
1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 98 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY, SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.

#### SIGN SCHEDULE

- RESERVED PARKING-MAX PENALTY \$250 (MUTCD R7-8 & R7-8D)
- NO PARKING: DISABLED PASSENGER LOADING SIGN (MUTCD R7-1)(STD. NO. 50.10A)
- VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)
- STOP SIGN (30"x30") (MUTCD R1-1)

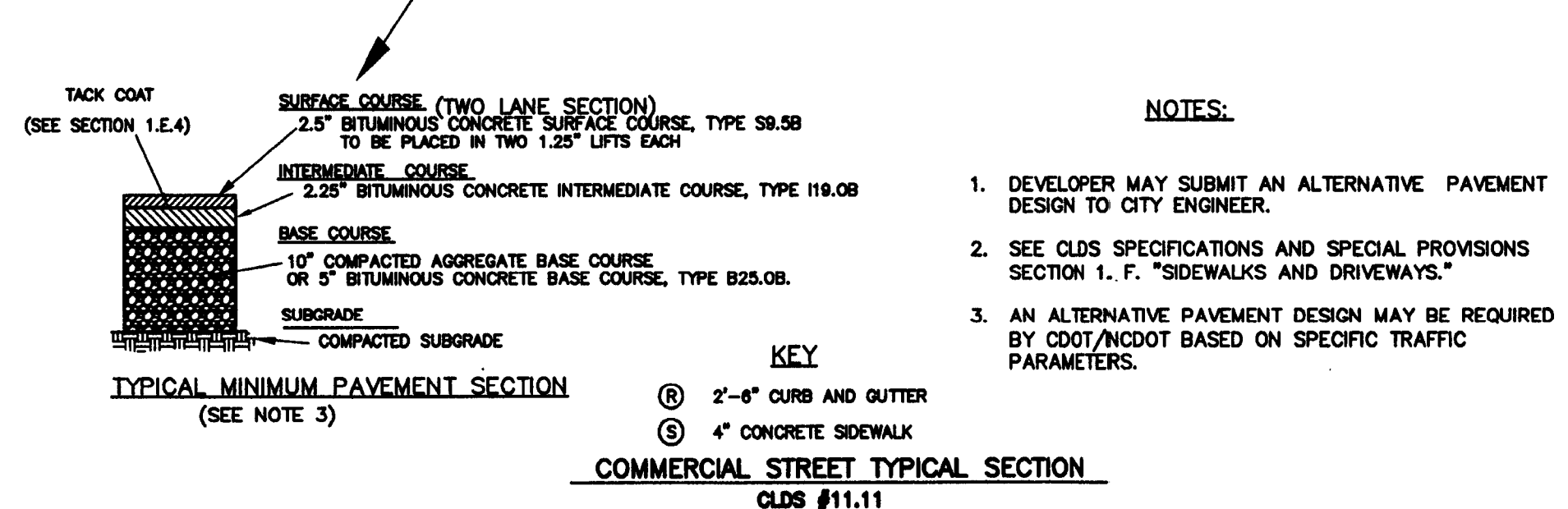
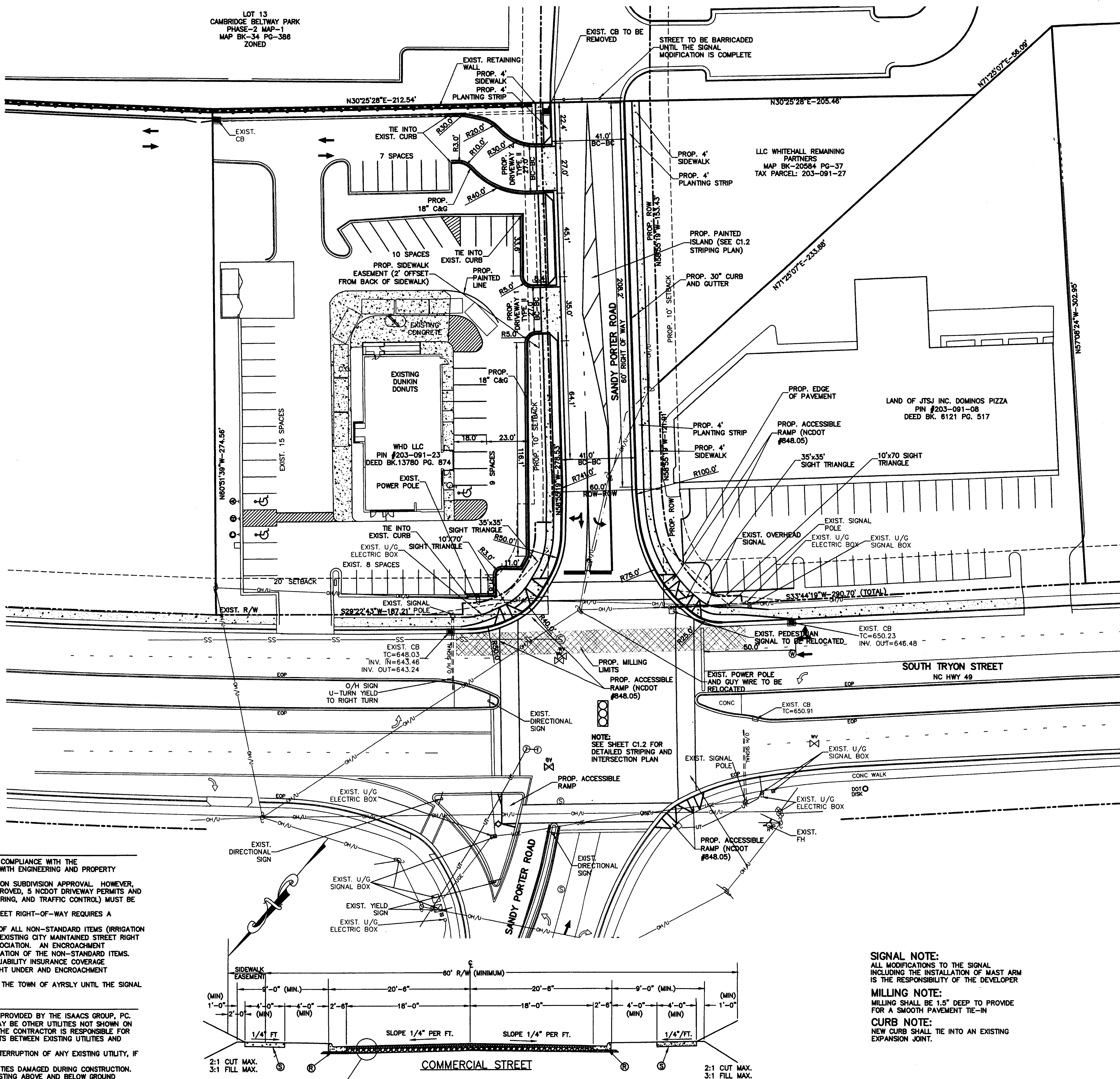
#### NOTES:

- ALL DRAINAGE FACILITIES, CURB CUTS AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
- CITY OF CHARLOTTE DRIVEWAY PERMITS WILL BE IMPLICIT IN THE PLANNING COMMISSION SUBDIVISION APPROVAL. HOWEVER, NCDOT DRIVEWAY PERMITS MUST BE SUBMITTED; ONCE THE SUBDIVISION PLANS ARE APPROVED, 5 NCDOT DRIVEWAY PERMITS AND 5 SETS OF SITE PLANS (INCLUDING GRADING, DRAINAGE, ROAD WIDENING, PAVEMENT MAKING, AND TRAFFIC CONTROL) MUST BE DELIVERED TO CDOT FOR ENDORSEMENT AND FORWARDING TO NCDOT.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT/NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT/NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS. IT IS POSSIBLE THAT CDOT/NCDOT MAY NOT APPROVE ALL ITEMS SOUGHT UNDER AND ENCROACHMENT AGREEMENT.
- THE PROPOSED STREET WILL NEED TO BE BARRICADED FROM S. TRYON STREET AND THE TOWN OF AYRSLEY UNTIL THE SIGNAL MODIFICATION IS PAID FOR BY THE DEVELOPER AND IMPLEMENTED BY CDOT.

#### NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY, BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP, PC.
- THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR UTILITIES SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR UTILITIES SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A. STANDARDS AT H/C PARKING SPACES SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
- 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.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- 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.
- BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4649. "IT'S THE LAW."
- 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 RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

LOT 13  
CAMBRIDGE BELTWAY PARK  
PHASE-2 MAP-1  
MAP BK-34 PG-386  
ZONED



#### NOTES:

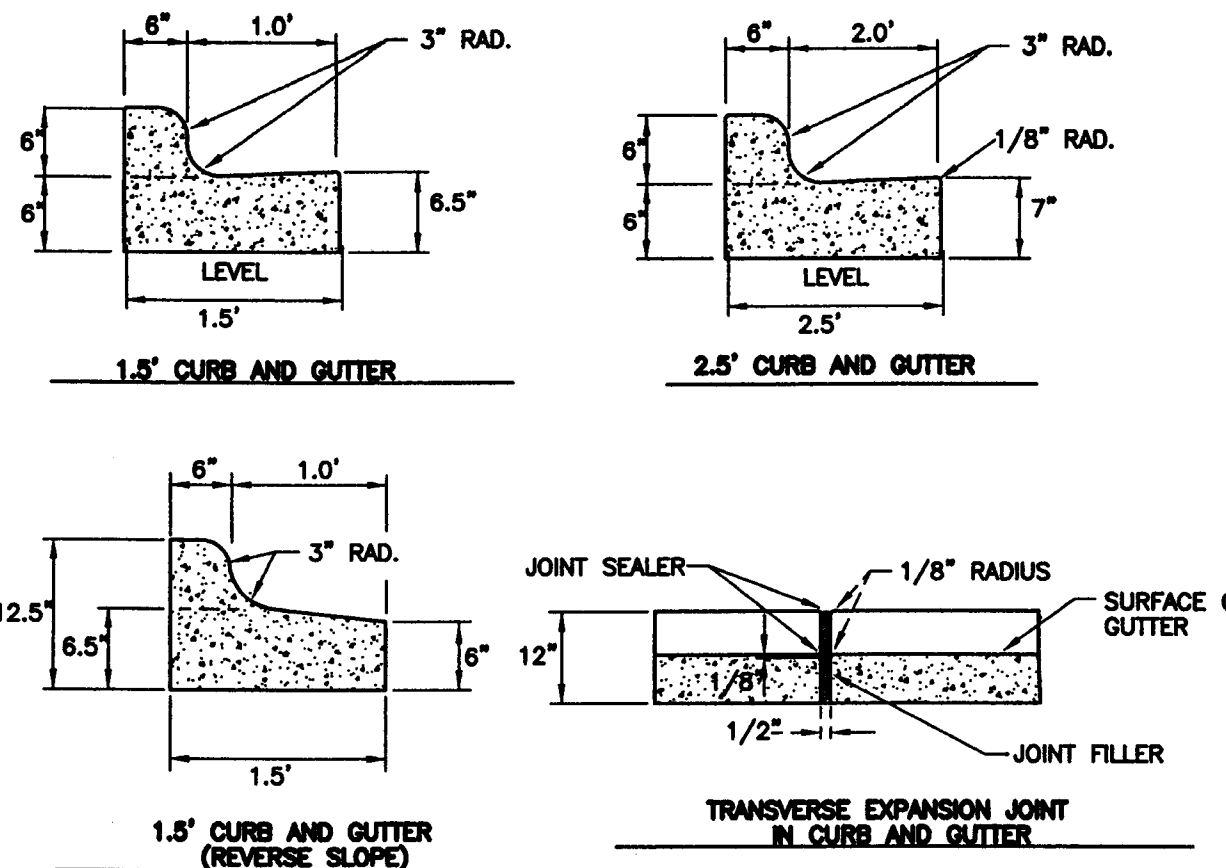
- DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO CITY ENGINEER.
- SEE CLDS SPECIFICATIONS AND SPECIAL PROVISIONS SECTION 1. F. "SIDEWALKS AND DRIVEWAYS."
- AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY CDOT/NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.

ELEVATION CHANGE AT CENTER LINE REFERENCED FROM TOP OF CURB	
SUBGRADE	FOR STONEBASE FOR ASPHALT
BASE COURSE	-13"
INTERMEDIATE COURSE	-3"
	-3/4"

**SIGNAL NOTE:**  
ALL MODIFICATIONS TO THE SIGNAL INCLUDING THE INSTALLATION OF MAST ARM IS THE RESPONSIBILITY OF THE DEVELOPER

**MILLING NOTE:**  
MILLING SHALL BE 1.5" DEEP TO PROVIDE FOR A SMOOTH PAVEMENT TIE-IN

**CURB NOTE:**  
NEW CURB SHALL TIE INTO AN EXISTING EXPANSION JOINT.

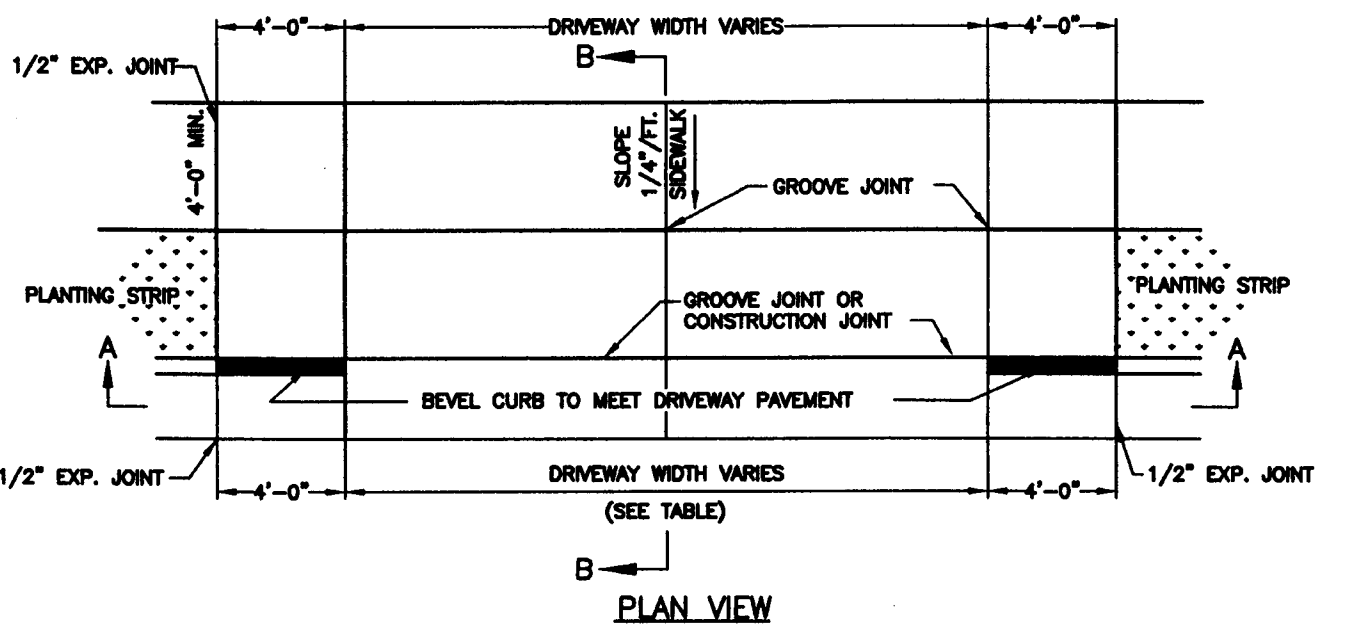


#### GENERAL NOTES:

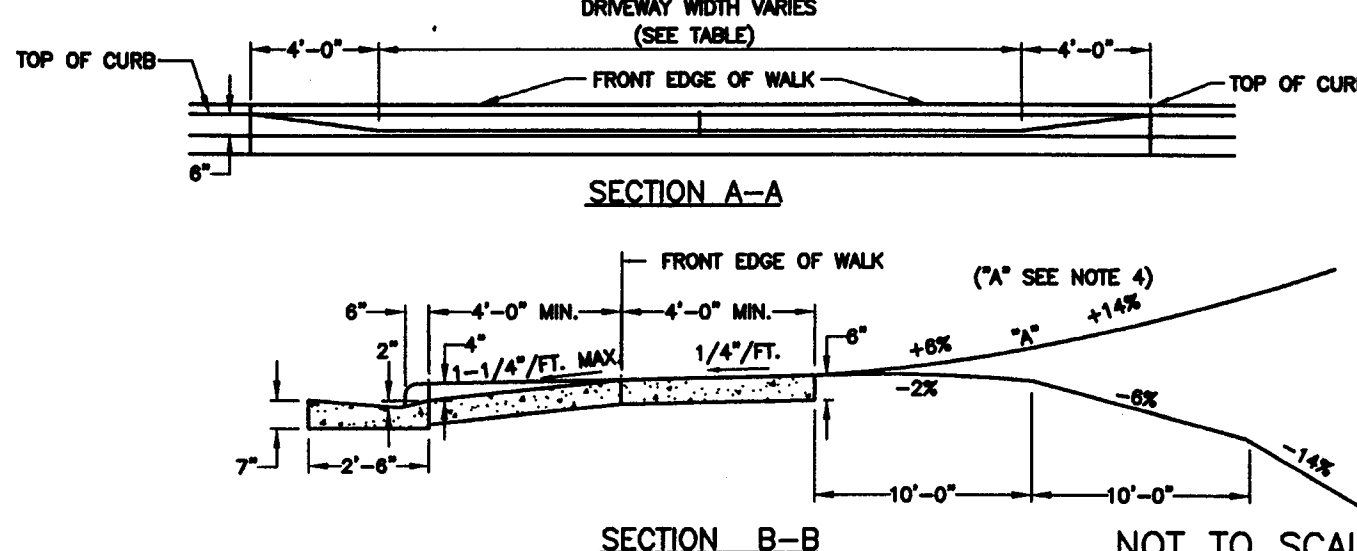
- CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. FOR VALLEY GUTTER, A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
- ALL EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ADJUTING SIDEWALKS.
- CONCRETE COMPRESSION STRENGTH SHALL BE 3600 PSI IN 28 DAYS.
- CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
- TOP 6" OF SUBGRADE BENEATH CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

#### STANDARD CURB AND GUTTER

CLDS #10.17



#### PLAN VIEW



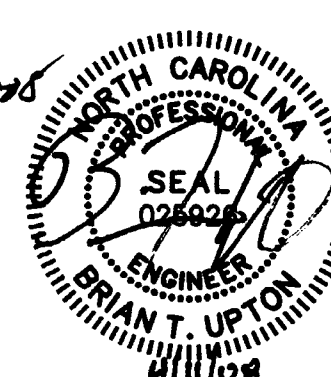
#### NOTES:

- ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
- AT ALL DRIVEWAYS, SIDEWALKS 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 ST. NO. 10.17 FOR JOINT DETAIL.
- ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS. SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
- "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
- PRIOR APPROVAL IS REQUIRED BY CDOT ON GRADES EXCEEDING WHAT ARE SHOWN.

#### COMMERCIAL TYPE II DRIVEWAY

CLDS #10.25B

APPROVED FOR CONSTRUCTION  
C.M.P.C.  
8/23/09



Project:	SANDY PORTER ROAD EXTENSION		
	S. TRYON STREET AND SANDY PORTER ROAD		
	CHARLOTTE, NORTH CAROLINA		
Title:	SITE PLAN		
File #:	07057.DWG	Date:	07/08/07
Project Egr:	BTU	Design By:	BTU
		Drawn By:	FBL
		Scale:	1"=30'
8720 RED OAK BOULEVARD, SUITE 420			
CHARLOTTE, N.C. 28217			
PHONE (704) 527-3440 FAX (704) 527-8335			

NO.	BY	DATE	REVISION
1	FBL	10/19/07	PER CITY COMMENTS
2	FBL	11/28/07	DEMOLITION PLAN
3	FBL	01/11/08	PER CITY COMMENTS
4	FBL	03/05/08	PER CITY COMMENTS
5	FBL	04/11/08	PER CITY COMMENTS

