

NOTES:

1. REMOVE WIRE OR NYLON TWINE FROM BALL
2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
4. IF STAKING IS REQUIRED USE DETAIL FOR STD. NO. 40201
5. 4" SAUCER WILL BE OUTSIDE OF BACKFILL
6. ADDITIONAL INFORMATION ON TREE PLANTING AND PRESERVATION IS AVAILABLE IN THE CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS MANUAL.

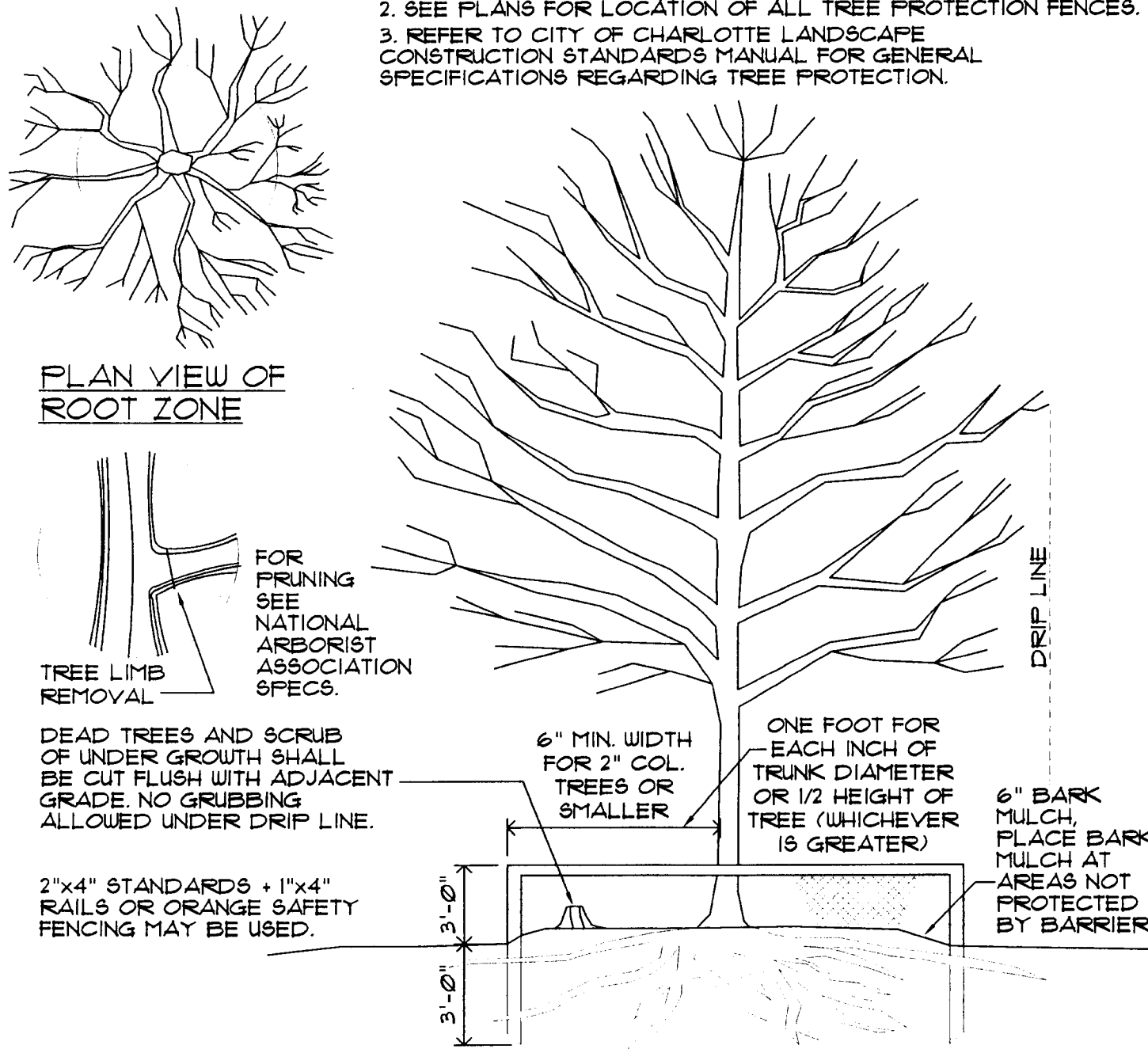
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1992, PART 1, "Shade and Flowering Trees")

FOR EXAMPLE:
CALIF. HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

4 PLANTING DETAIL - SINGLE STEM

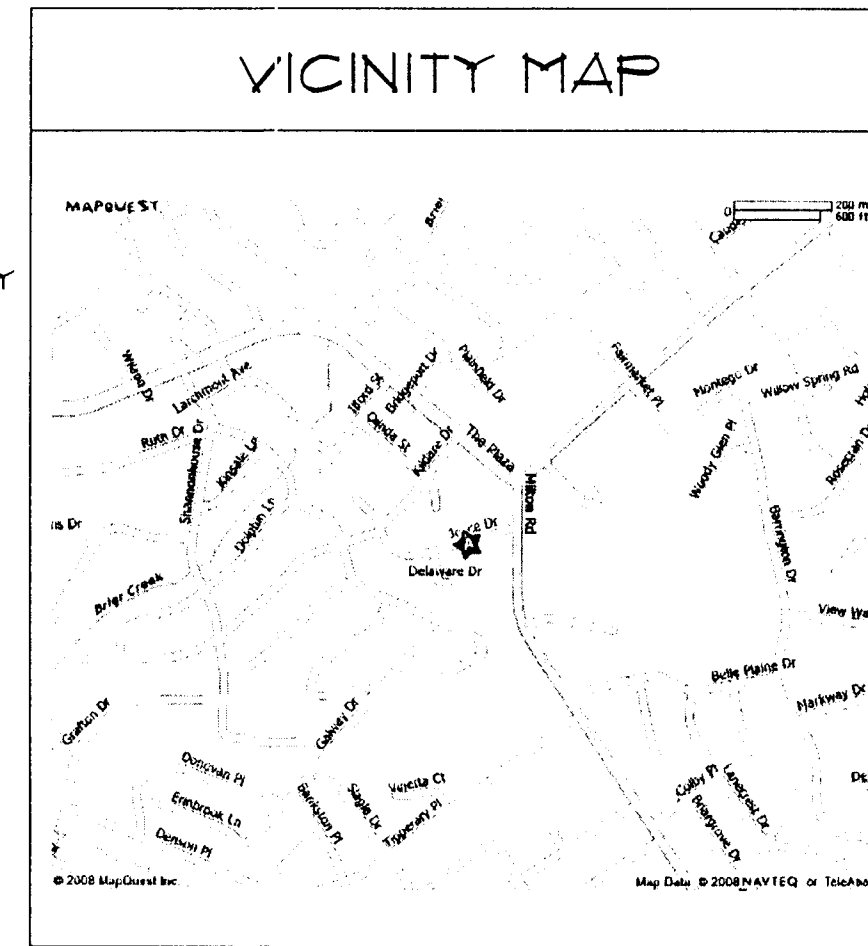
NOT TO SCALE CMLDS # 40202

- NOTES: 1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT
2. SEE PLANS FOR LOCATION OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS MANUAL FOR GENERAL SPECIFICATIONS REGARDING TREE PROTECTION.



5 TREE PROTECTION DETAIL

NOT TO SCALE CMLDS # 40204



THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINT, OR OTHER WATER-USE APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD. REQUIRED BACKFLOW PREVENTER.

NOTE: CONTRACTOR TO REFER TO MECHANICAL PLANS FOR EXACT LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING

NOTE: CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

CONTRACTOR TO COORDINATE WITH THE CHAR/MECK UTILITY DEPARTMENT THE CONNECTIONS OF PROPOSED WATER & SANITARY SEWER LINES. CONTRACTOR TO LOCATE & VERIFY EXISTING WATER MAIN & SANITARY SEWER LATERALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN PROPOSED DESIGN PRIOR TO CONSTRUCTION.

CONTRACTOR TO COORDINATE ELECTRICAL SERVICE, GAS SERVICE, SIZE & LOCATIONS WITH ELECTRIC CO. & GAS CO.

NOTE: CONTRACTOR TO REFER TO MECHANICAL PLANS FOR EXACT LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING

EROSION CONTROL SEQUENCE

1. SET UP PRE-CONSTRUCTION CONFERENCE ON SITE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT (104-336-229) TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO LAND DISTURBING ACTIVITY IS A VIOLATION OF CITY CODE AND IS SUBJECT TO A FINE.
2. INSTALL TEMP. CONST. ENTRANCE, TEMP. SILT FENCE AND ALL EROSION CONTROL MEASURES NECESSARY TO STABILIZE SITE.
3. CALL 336-2291 FOR ON-SITE INSPECTION BY ENGINEERING INSPECTOR. WHEN APPROVED, BEGIN CLEARING AND GRUBBING.
4. MAINTAIN EROSION CONTROL DEVICES AS NEEDED.
5. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE. INSTALLING INLET PROTECTION AT ALL STORM STRUCTURES.
6. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, US DEPARTMENT OF AGRICULTURE, US SOIL CONSERVATION SERVICE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
7. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE CITY OF CHARLOTTE EROSION CONTROL INSPECTOR TO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
8. WHEN ALL PROPOSED GRADES ARE ESTABLISHED, SEED AND MULCH ALL DISTURBED AREAS, AND CONTACT 336-2291 FOR FINAL INSPECTION.
9. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. CONTRACTOR MUST HAVE WRITTEN PERMISSION FROM THE OWNER BEFORE PROCEEDING.

NOTES:

1. INSTALLATION MATERIALS, AND DEVICES SHALL CONFORM TO CHARLOTTE/MECKLENBURG UTILITY DEPARTMENT (CMUD) SPECIFICATIONS AND REQUIREMENTS.
2. WATER PIPE SHALL BE PVC C-900 SDR 14 PVC OR PRESSURE CLASS 350 DIP C-101 WITH MIN. 36" COVER. SEWER PIPE SHALL BE SDR 35 PVC WITH MIN. 3' COVER. MAXIMUM 18 FT. COVER. D.I.P. PRESSURE CLASS 350 SHALL BE INSTALLED WHERE FINISHED COVER EXCEEDS 18 FT. WITH TYPE II BEDDING.
3. FEES MUST BE PAID PRIOR TO INSTALLATION.
4. RP INSTALLED ABOVE GROUND.

EROSION CONTROL NOTES

ALL "CMLDS" NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL DETAILS.

ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.

ANY GRADING BEYOND THE DENIED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENIED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. ALL GRADED SLOPES MUST BE SEEDED/MULCHED WITHIN 30 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED AND MULCHED WITHIN 120 DAYS.

ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY/COUNTY ENGINEERING DEPARTMENT.

SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.

SITE SUMMARY

EXISTING ZONED: R-8 MF PROPOSED ZONING: INST (CD)
TAX PARCEL NUMBERS: 09310413

TOTAL SITE AREA: 0.925 ACRES

PROPERTY AREA: 40,300 SF

EX. BUILDING AREA: 6,108 SF

ADDITIONAL AREA: 875 SF

TOTAL BLDG. AREA: 6,983 SF

TOTAL PAVED AREA: EXISTING 215,84 SF

NEW 510 SF

TOTAL IMPERVIOUS AREA: 29,071 SF

TOTAL % IMPERVIOUS AREA: 12%

INTERNAL TREE REQUIREMENT: 29,071 / 10,000 SQUARE FEET =

3 TREES 5 INTERIOR TREES EXISTING.

PARKING REQUIRED:

1 SPACE / 10 CHILDREN = 13 SPACES

1 SPACE / EMPLOYEE = 15 SPACES

H.C. PARKING REQUIRED: 1 SPACE

TOTAL REQUIRED: 28

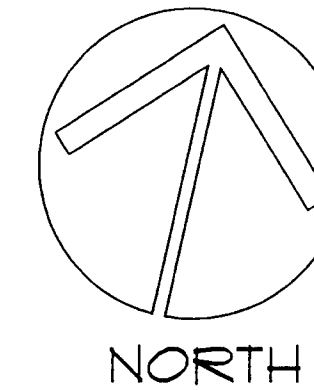
TOTAL SHOWN: 24 ON-SITE PARKING 4 OFF-SITE PER AGREEMENT

TREE PLANTING CHECKLIST

- A. MINIMUM TREE SIZE AT PLANTING IS 2 INCH CALIF. (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAX. 3 TO 5 TRUNKS, AND MIN. 8 FT. TALL.
- B. 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 THE BURLAP FROM THE ROOT BALL.
- C. 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 200 SQ. FEET).
- D. LARGE MATURING TREES MUST BE A MIN. 25 TO 30 FT. FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT W/ POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- E. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND NOT REMOVED UNTIL FINAL INSPECTION BY URBAN FORESTER.
- F. PLEASE CALL 336-4824 FOR AN INSPECTION OF TREE PROTECTION (40204) AND/OR TREE PLANTING AREAS, 1 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

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GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SITE INFORMATION TAKEN FROM SURVEY BY CAROLINA SURVEYORS, INC. DATED NOVEMBER 19, 2001.
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING, SIDEWALK AND RAMP DIMENSIONS.
- CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH N.C.D.O.T. AND CITY OF PINEVILLE.
- ALL TRAFFIC SIGNS, STRIPE PAINTING ETC., TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- ALL LANDSCAPING AREAS TO HAVE A MIN. WIDTH FROM BACK OF CURB TO BACK OF CURB: MIN. TOTAL AREA 200 SQUARE FEET PER TREE.
- ALL CONSTRUCTION TO CONFORM TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL DETAILS AND SPECIFICATIONS.
- CONTRACTOR IS TO COORDINATE RELOCATION/REMOVAL OF UTILITIES WITH APPROPRIATE AGENCIES FOR ALL SERVICES AFFECTED BY THE CONSTRUCTION PROCESS.
- ALL CONCRETE SHALL BE DESIGNED TO ATTAIN MIN. 28 DAYS STRENGTH OF 3500 OR 4000 PSI, ASSURED SOIL BEARING PRESSURE OF 3000 PSF. 4" CONC. SLAB SHALL BE POURED OVER A 6 MIL POLYETHYLENE VAPOR BARRIER.
- ALL SITE WORK TO BE IN ACCORDANCE WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

SITE ABBREVIATIONS

- SSMH - SANITARY SEWER MANHOLE
C.O. - CLEAN-OUT
LP - LIGHT POLE
FP - POWER POLE
CB - CATCH BASIN
WM - WATER METER
REQ. - REQUIRED
- R - RADIUS
SF - SQUARE FEET
FF - FINISHED FLOOR
SM - SMALL
LG. - LARGE
- CMLDS - CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS

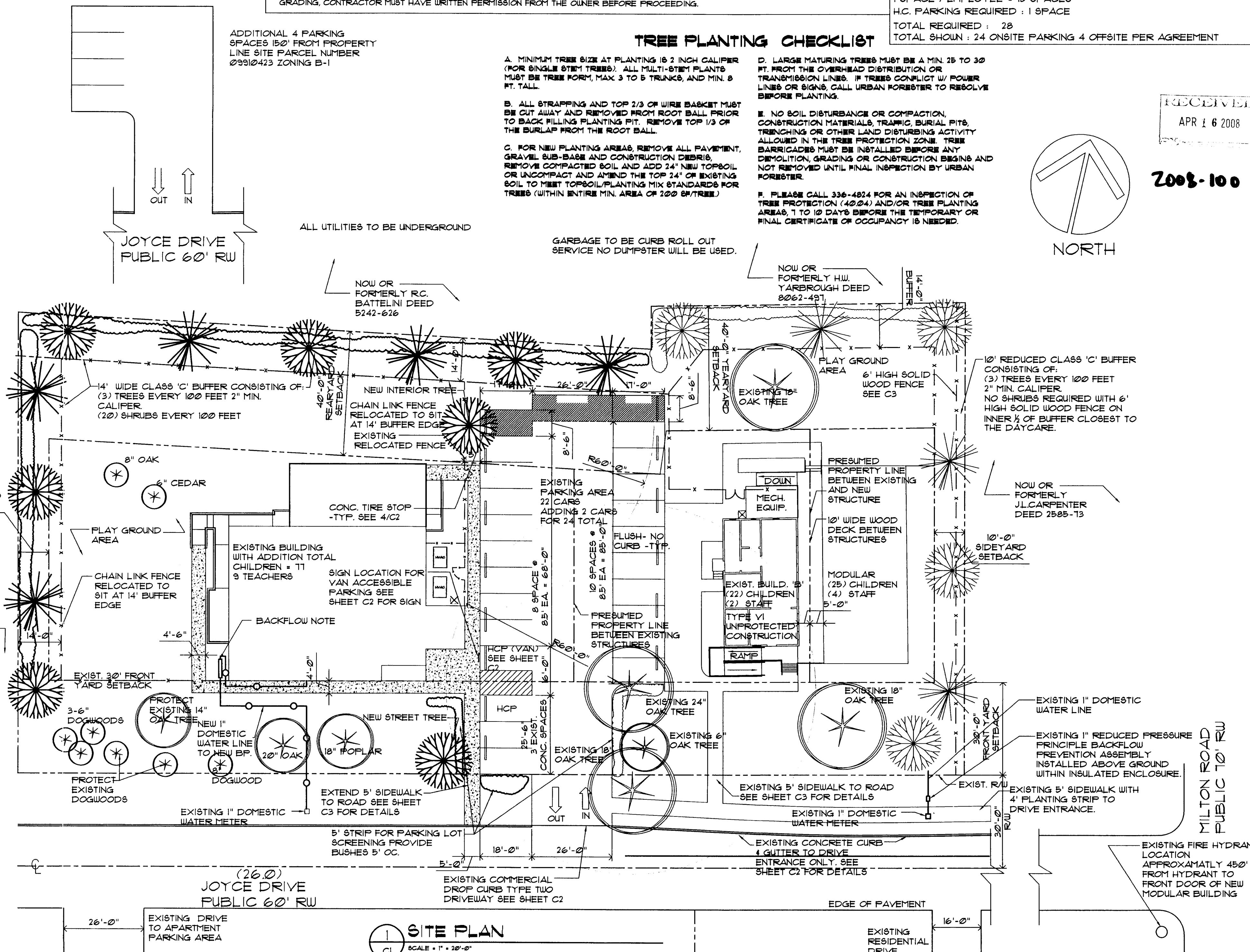
TREE LEGEND

- EXISTING SMALL MATURING TREE
- EXISTING LARGE MATURING TREE
- NEW LARGE MATURING RED MAPLE ACER
- LETTLAND CYPRESS (EVERGREEN)
- NEW BUSHES 8" - 10" OC MAX
- ACCEPTABLE PLANTS:
- LARGE TREES (6" TALL, 12" CALIF. MIN.)
RED MAPLE ACER
EASTERN RED CEDAR
WILLOW OAK
LETTLAND CYPRESS (EVERGREEN)
CANADIAN HEMLOCK (EVERGREEN)
- SMALL TREES (4" - 6" TALL)
HAZEL (DECIDUOUS)
COMPLEX JAPANESE HOLLY
EMILY WILSON HOLLY
WAX MYRTLE
BURFORD HOLLY

BACKFLOW NOTE

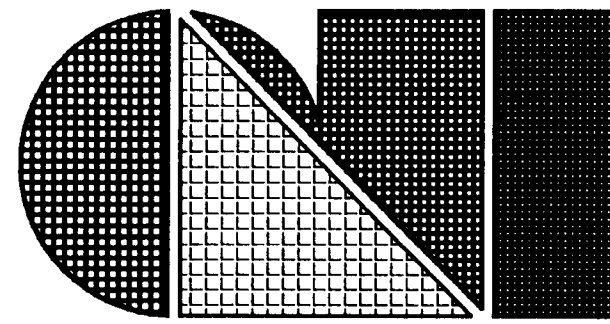
NEW 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOSURE PER CMUD REQUIREMENTS ENCLOSURE TO INCLUDE DRAIN PORT FOR DISCHARGE WATER PER CMUD REQUIREMENTS SEE DETAIL

THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTIONS POINTS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD-REQUIRED BACKFLOW PREVENTER.



SITE PLAN

SCALE: 1" = 20'-0"



C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

Ph. 704-342-1686

Fx. 704-343-0054

E-MAIL CHETHELT@CLHELT.COM

ARCHITECT'S PROJECT # 07110

REE WEES DAYCARE
CLASSROOM ADDITION
5801 JOYCE DRIVE
CHARLOTTE NC 28215

Project:

Sheet Description:

REZONING SITE
PLAN

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Drawn By:

D. MYERS

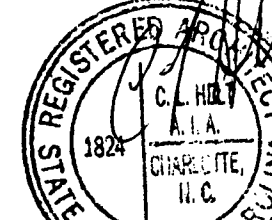
Checked By:

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Revisions:

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Seal



Date:

04-09-08

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