

NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I.

2. ALL CURB OR CURB AND GUTTER AND SIDEWALK ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 10.17 FOR JOINT DETAIL.

3. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NC DOT REQUIREMENTS FOR SPACING, SLOPE, DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.

4. "A" BREAKOVER SHALL BE 6% OR LESS. (A=ALGEBRAIC DIFFERENCE)

5. PRIOR APPROVAL IS REQUIRED BY CDOT FOR GRADES EXCEEDING THE GRADES SHOWN ON THIS DETAIL.

6. **PER NC IFD SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

7. JOINT MATERIAL SHOULD BE FLUSH WITH CONCRETE.

8. THIS DETAIL IS ONLY FOR USE WHEN PLANTING STRIP IS 6" OR LESS IN WIDTH. USE TYPE II-MODIFIED DRIVEWAY 10.25E WITH LARGER PLANTING STRIP.

DRIVEWAYS CLASSIFICATION		
TYPE DRIVEWAYS	MINIMUM	MAXIMUM
ONE-WAY TYPE II-COMMERCIAL	20"	30"
TWO-WAY TYPE II-COMMERCIAL	28"	50"

* NEED MORE THAN ONE CONTRACTION JOINT IN CENTER

PLAN VIEW

SECTION A-A (ALONG FLOW LINE)

SECTION B-B

NOT TO SCALE

CITY OF CHARLOTTE

LAND DEVELOPMENT STANDARDS

INCLUDES CHARLOTTE ETJ

COMMERCIAL DROP CURB TYPE II DRIVEWAY WITH PLANTING STRIP (6" X 18" VERTICAL CURB)

STD. NO. 10.25D 19

GENERAL NOTES:

1. CURRENT ZONING OF SITE IS SPLIT: R-4 LWP/A AND I-2 LWP/A.

2. A TREE SURVEY IS REQUIRED WHICH SHALL IDENTIFY ALL TREES OF 8-INCH DBH AND GREATER, AND ALL PLANTED TREES OF 2-INCH CALIPER AND GREATER THAT ARE 6-FEET IN HEIGHT AND GROWING PARTIALLY OR WHOLLY WITHIN THE CITY ROW.

3. THE PROJECT SITE IS WITHIN THE LOWER LAKE WYLIE PROTECTED AREA. PERMANENT STREAMS WITHIN THIS WATERSHED REQUIRE A WATERSHED BUFFER OF 40-FT (OR 100-FT DEPENDING ON BUILT UPON AREA).

4. PROPOSED SITE IS FOR SEMI TRAILER PARKING ONLY--NO VEHICLES WILL BE PARKED AT SITE. THEREFORE NO ELECTRIC VEHICLE CHARGING SPACES ARE NECESSARY. OPERATIONAL HOURS EXPECTED TO BE DAYLIGHT HOURS ONLY.

5. PROPOSED LIGHTING IN PARKING AREA SHALL NOT NEGATIVELY IMPACT NEIGHBORING RESIDENTIAL LOTS. A PROPOSED LIGHTING PLAN WILL BE SUBMITTED WITH LAND DEVELOPMENT PLANS SHOWING ZERO FOOT CANDLES ALONG ALL RESIDENTIAL PROPERTY LINES.

6. PER CHARLOTTE CODE, CLASS A BUFFER FOR 3.8 AC. = 64-FT. * (25% BUFFER REDUCTION CAN BE APPLIED FOR WITH APPROVED BERM.)

7. FLOODING AND SURFACE WATER QUALITY IMPACTS ASSOCIATED WITH IMPERVIOUS SURFACES ON THIS SITE WILL BE ADDRESSED THROUGH COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER ORDINANCE.

8. PER CDOT, A TRAFFIC IMPACT STUDY IS NOT NEEDED DUE TO THE SITE RECEIVING LESS THAN 2,500 TRIPS PER DAY.

9. ANY BERM OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET ROW SHALL REQUIRE A CERTIFICATE ISSUED BY CDOT.

10. GROUNDWATER RECORDS INDICATE CONTAMINATION SITE(S) EXIST ON OR WITHIN 1,500-FT OF THE PROPERTY. PER MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS, WATER SUPPLY WELLS OR OPEN LOOP GEOTHERMAL SYSTEMS SHALL NOT BE CONSTRUCTED WITHIN 1,000-FT OF CONTAMINATION SITE.

UTILITIES:

POWER: DUKE POWER ENERGY 800-777-5888

TELEPHONE: BELL SOUTH TELECOMMUNICATIONS (704) 374-0333

WATER & SEWER: CHARLOTTE WATER (CLT WATER) (704) 336-7500

GAS: PIEDMONT NATURAL GAS CO. 800-732-7594

TELECOM: SPECTRUM 800-456-3039

ALTA CERTIFICATION:

TO: SC HONDROS & ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN OR SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7, 9, 10, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2021.

ANDREW B. BAKER
NCPLS 1-4342
abaker@rphphum.com

DATE

GPS CERTIFICATION:

1. ANDREW B. BAKER, 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: A1-10.000

(2) POSITIONAL ACCURACY: HORIZ. NORTH-0.00105, EAST-0.0010, VERT-0.010

(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC

(4) DATE OF SURVEY: JANUARY 4, 2016

(5) DATUM/EPOCH: NAD83

(6) PUBLISHED FIXED-CONTROL USE: NGS MONUMENT "RESERVE" COIN

(7) GRID MODEL: GCS12NAD83 CONUS

(8) COMBINED GRID FACTOR: 0.99983850

(9) UNITS: US FEET

Total Site Area = 3.80 ac.

Total Gravel Area = 2.50 ac.

Req'd TreeSave = 15% = 0.57 ac.

PRELIMINARY NOT FOR CONSTRUCTION

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OWNER APPROVAL:

DATE: 04/28/2021

FILE NAME: R_REYNOLDS.dwg

SCALE: 1" = 30'

REVISIONS

NO.	DATE	APP'VD	DESCRIPTION
3	DDS	8/15/22	REVISED PER MECK. CO. COMMENTS
2	DDS	7/11/22	REVISED PER MECK. CO. COMMENTS
1	DDS	6/13/22	REVISED PER MECK. CO. COMMENTS

REZONING PETITION 2021-281

6519 BROOKSHIRE BOULEVARD

CHARLOTTE, NORTH CAROLINA

SC HONDROS & ASSOCIATES, INC.

PLANNING, DESIGN, CONSTRUCTION

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N.C. ENGINEERING FIRM LIC. # D-0148

C1.0 - SITE/ENGINEERING PLAN

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