## GENERAL NOTES:

1. DEVELOPMENT DATA TABLE
   a. TAX PARCEL NUMBER: 18320402
   b. EXISTING USE: ELEMENTARY SCHOOL
   c. PROPOSED USE: ELEMENTARY SCHOOL
2. SITE ADDRESS:
   4330 FOXCROFT ROAD
   CHARLOTTE, NC 28211
3. ZONING: R-3
4. SETBACKS: FRONT YARD: 30 FT; SIDE YARD: 20 FT; REAR YARD: 45 FT
5. TOTAL SITE AREA: 14.71 ACRES
6. DISTURBED ACREAGE: 2.7 ACRES
7. BUA:
   EXISTING: 239,599 SF
   EXISTING TO BE REMOVED: 7,236 SF
   PROPOSED: 30,450 SF
   BUA %: 5%
8. BUILDING:
   MAX. ALLOWABLE HEIGHT: 40 FT W/ ALLOWANCE UP TO 100' WHERE IN COMPLIANCE WITH TABLE 9.205(1)(J)(B)
   MAX. PROPOSED HEIGHT: 27 FT 4 INCHES
9. FLOOR AREA RATIO:
   MAX. FAR ALLOWED: 0.50
   FAR PROPOSED: SITE AREA: 14.71AC / 640,768 SQ. FT.
   BUILDING AREA: 12,105 SQ. FT.
   12,105 / 640,768 = 0.02
   0.02
10. PARKING:
    REQUIRED:
    1 SPACE PER CLASSROOM
    35 EXISTING CLASSROOMS
    16 PROPOSED CLASSROOMS
    51 SPACES REQUIRED
    PROVIDED:
    163 EXISTING SPACES
    8 SPACES REMOVED
    8 SPACES PROPOSED
    163 SPACES PROVIDED

    6 ADA/ACCESSIBLE SPACES PROVIDED

    BIKE PARKING:
    1 SPACE PER CLASSROOM
    51 SPACES REQUIRED
    52 SPACE EXISTING BIKE RACK
11. OPEN SPACE:
    MINIMUM OPEN SPACE REQD.: 65%
    OPEN SPACE PROVIDED: 10.62 ACRES
    OPEN SPACE PERCENTAGE: 10.62 / 14.71 = 72.22%
12. TREE SAVE:
    15% OF TOTAL SITE AREA REQUIRED
    .15 x 14.71 ACRES = 2.2 ACRES
    2.3 ACRES PROVIDED
13. FEMA:
    PANEL NO.: 3710455100K
    PANEL DATE: 02/19/2014

## HATCH LEGEND

- DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS
- DENOTES CONCRETE SIDEWALK ON PLANS
- DENOTES COMPACTED GRAVEL FIRE LANE ON PLANS
- DENOTES TREE SAVE AREA ON PLANS

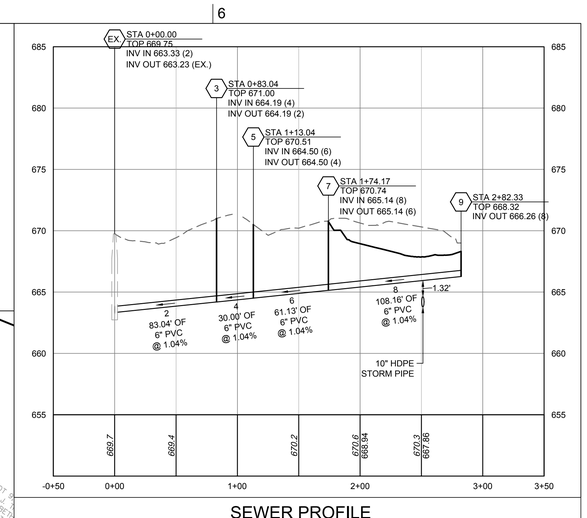
SCALE 1"=40'
0 40' 80'
NAD 83

### PIPE TABLE

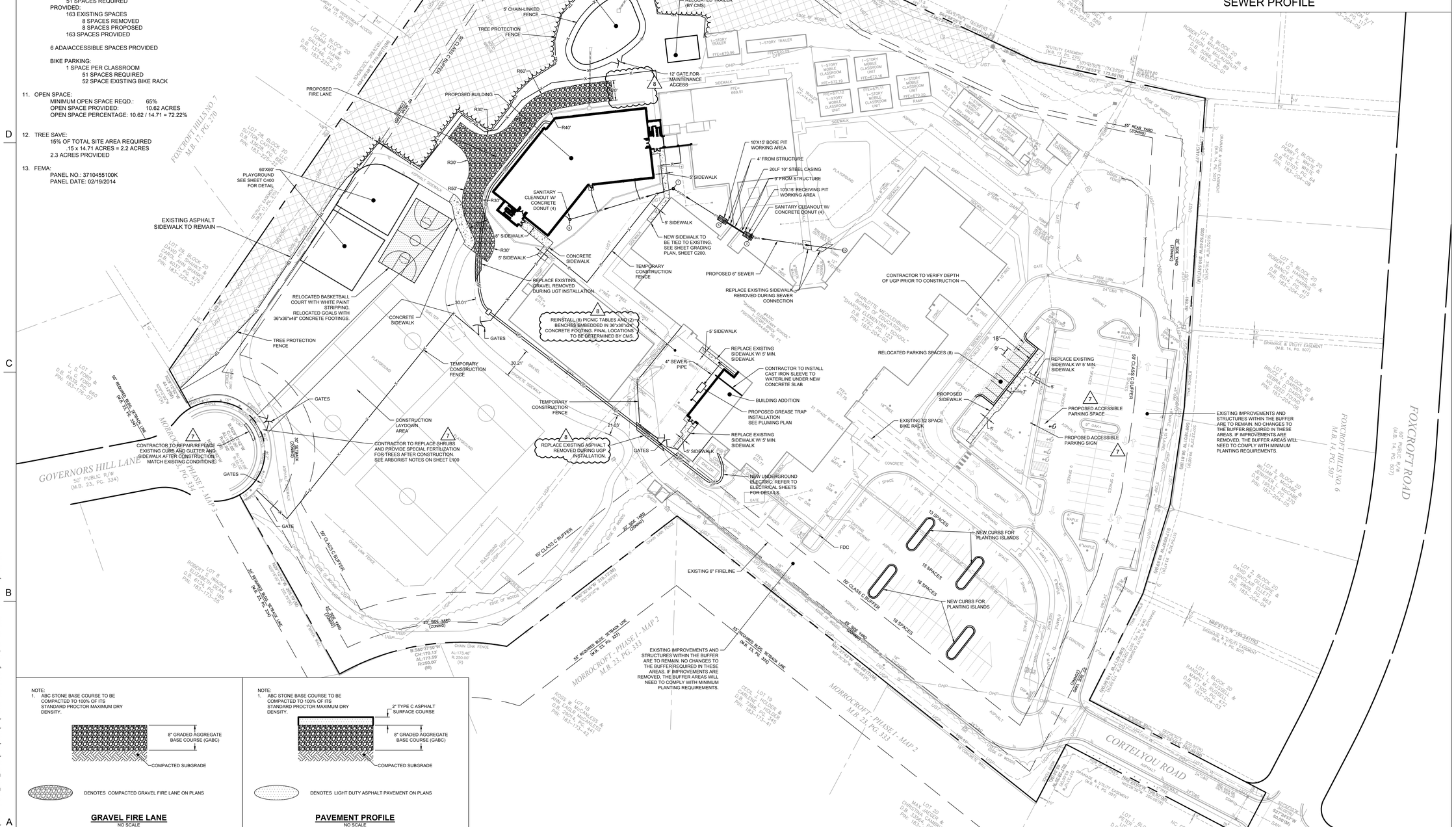
| PIPE NAME | SIZE | LENGTH | SLOPE | BEARING |
|---|---|---|---|---|
| 6 | 6" | 61.13 LF | 1.04% | S57° 49' 14"E |
| 4 | 6" | 30.00 LF | 1.04% | S57° 49' 14"E |
| 2 | 6" | 83.04 LF | 1.04% | S81° 58' 11"E |

### SANITARY SEWER SCHEDULE

| | |
|---|---|
| MANHOLE EX. | TOP = 669.75<br>INV IN = 663.33 (W)<br>INV OUT = 663.23 (NE) |
| CLEANOUT 3 | TOP = 671.00<br>INV IN = 664.19 (NW)<br>INV OUT = 664.19 (E) |
| CLEANOUT 5 | TOP = 670.51<br>INV IN = 664.50 (NW)<br>INV OUT = 664.50 (SE) |
| CLEANOUT 7 | TOP = 670.74<br>INV IN = 665.14 (W)<br>INV OUT = 665.14 (SE) |
| CLEANOUT 9 | TOP = 668.32<br>INV OUT = 666.26 (E) |




SEWER PROFILE




NOTE:
1. ABC STONE BASE COURSE TO BE COMPACTED TO 100% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY.

8" GRADED AGGREGATE BASE COURSE (GABC)
COMPACTED SUBGRADE

DENOTES COMPACTED GRAVEL FIRE LANE ON PLANS

**GRAVEL FIRE LANE**
NO SCALE

NOTE:
1. ABC STONE BASE COURSE TO BE COMPACTED TO 100% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY.

2" TYPE C ASPHALT SURFACE COURSE
8" GRADED AGGREGATE BASE COURSE (GABC)
COMPACTED SUBGRADE

DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

**PAVEMENT PROFILE**
NO SCALE

# SHARON ELEMENTARY SCHOOL ADDITION

4330 Foxcroft Road
Charlotte, NC 28211

cms Charlotte-Mecklenburg Schools

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CONSULTANT
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PROFESSIONAL SEAL
SEAL 036364 3/27/20 BRIAN V. CRUTCHFIELD ENGINEER

NC Corporate Engineering License #: C-1652

SUBMITTAL
February 19, 2020

**FOR CONSTRUCTION ONLY**

REVISIONS

| | | |
|---|---|---|
| 0 | 10-16-19 | SD SUBMITTAL |
| 1 | 11-06-19 | 50% DD SUBMITTAL |
| 2 | 12-11-19 | 100% DD SUBMITTAL |
| 3 | 01-09-20 | 50% CD SUBMITTAL |
| 4 | 01-28-20 | 95% CD SUBMITTAL |
| 5 | 03-04-20 | CITY COMMENTS |
| 6 | 03-13-20 | REVIEW CYCLE 1 |
| 7 | 03-23-20 | BID ADDENDUM 1 |
| 8 | 03-27-20 | BID ADDENDUM 2 |

SHEET
SITE LAYOUT AND UTILITY PLAN

C300

DESIGN: BVC
DRAWN: RAS
REVIEW: BVC
CN 8414

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