

CAROLINA CHARTER ACADEMY ADDITION

8529 S NC 55 HWY ANGIER, NC

CAROLINA
CHARTER
ACADEMY
ADDITION
8529 S NC 55 HWY,
ANGIER NC 27501

Owner
Highmark School Development
746 East Winchester Street
Suite 150
Murray, Utah 84107
801-256-9550

Architect
RATIO
227 Fayetteville Street, Suite 301
Raleigh, North Carolina 27601
919-821-0805

Structural Engineer
Lynch Mykins Structural Engineers, PC
301 North West Street
Suite 105
Raleigh, North Carolina 27603
919-782-1833

Civil Engineer
Timmons Group
5410 Trinity Road
Suite 102
Raleigh, North Carolina 27607
919-866-4938

SHEET LIST

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	NOTES & DETAILS

SITE DATA

PROJECT:	CAROLINA CHARTER ACADEMY
PROJECT #.:	42087
PROJECT ADDRESS:	8529 S NC 55 HWY ANGIER, NC
PIN:	0674690126
CURRENT ZONING:	RA-30
TOTAL TRACT AREA:	10 ACRES
DISTURBED AREA:	0.95 ACRES
PARKING: SCHOOLS (PUBLIC AND PRIVATE ELEMENTARY AND MIDDLE) - 2 SPACE PER CLASSROOM	
TOTAL NUMBER OF CLASSROOMS:	
EXISTING:	27 CLASSROOMS (K-8TH GRADE)
PROPOSED:	16 CLASSROOMS (K-8TH GRADE)
PARKING SPACES REQUIRED:	
EXISTING:	54 PARKING SPACES
PROPOSED ADDITION:	32 PARKING SPACES
PARKING SPACES PROVIDED:	
EXISTING:	56 PARKING SPACES
PROPOSED:	30 PARKING SPACES
H/C SPACES REQ'D:	4 (WITH 1 BEING VAN ACCESSIBLE)
H/C SPACES PROVIDED:	4 (WITH 1 BEING VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED:	86 SPACES (INCLUDING 4 H/C)
IMPERVIOUS:	
EXISTING IMPERVIOUS:	2.96 ACRES
PROPOSED IMPERVIOUS:	0.41 ACRES
TOTAL IMPERVIOUS:	2.96 AC (EXISTING) - 0.04 AC (DEMO) +0.41 AC (PROPOSED) = 3.33 AC
*THE EXISTING STORMWATER CONTROL MEASURE WAS DESIGNED TO TREAT 3.54 ACRES OF IMPERVIOUS AREA	

I hereby certify that the Town of Angier Technical Review Committee approves this site plan and authorizes the design and construction of utilities and structures in accordance with all Federal, State, and local government regulations and expiration periods that apply.

Dean Johnson 2-1-2021
Technical Review Committee, Chairman Date



VICINITY MAP

OWNER: RM CAROLINA NC LLC
810 7TH AVE FL 27
NEW YORK, NY 10019-5818

ENGINEER: WILL ALTMAN, PE
TIMMONS GROUP
5410 TRINITY ROAD; SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4938
FAX: 919-859-5663
EMAIL: WILLIAM.ALTMAN@TIMMONS.COM

ARCHITECT: BRENT COVINGTON
RATIO DESIGN
227 FAYETTEVILLE STREET; SUITE 301
RALEIGH, NC 27601
919-256-4994
EMAIL: BCOVINGTON@RATIODESIGN.COM

SEAL | DATE



SHEET ISSUE

1	Schematic Design	11/24/2020
2	Town Of Angier-TRC	1/06/2021
3	Town Of Angier-TRC	1/28/2021

RATIO

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PROJECT NO. 20408.000

SHEET TITLE
COVER SHEET

SHEET NUMBER

C0.0

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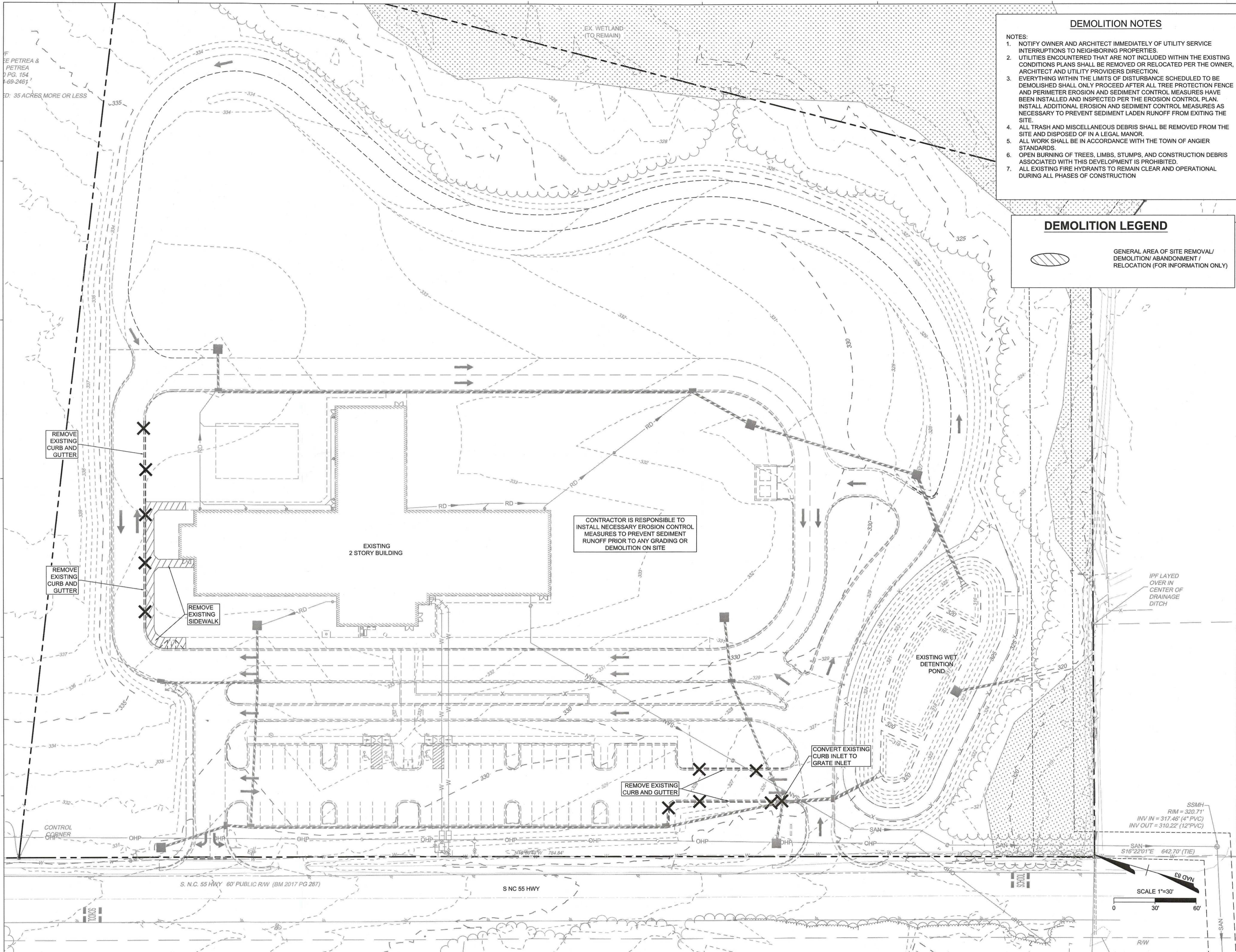
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DEMOLITION NOTES

- NOTES:
1. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF UTILITY SERVICE INTERRUPTIONS TO NEIGHBORING PROPERTIES.
 2. UTILITIES ENCOUNTERED THAT ARE NOT INCLUDED WITHIN THE EXISTING CONDITIONS PLANS SHALL BE REMOVED OR RELOCATED PER THE OWNER, ARCHITECT AND UTILITY PROVIDERS DIRECTION.
 3. EVERYTHING WITHIN THE LIMITS OF DISTURBANCE SCHEDULED TO BE DEMOLISHED SHALL ONLY PROCEED AFTER ALL TREE PROTECTION FENCE AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED PER THE EROSION CONTROL PLAN. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.
 4. ALL TRASH AND MISCELLANEOUS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF ANGIER STANDARDS.
 6. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
 7. ALL EXISTING FIRE HYDRANTS TO REMAIN CLEAR AND OPERATIONAL DURING ALL PHASES OF CONSTRUCTION

DEMOLITION LEGEND

 GENERAL AREA OF SITE REMOVAL/
DEMOLITION/ ABANDONMENT /
RELOCATION (FOR INFORMATION ONLY)



CONTRACTOR IS RESPONSIBLE TO
INSTALL NECESSARY EROSION CONTROL
MEASURES TO PREVENT SEDIMENT
RUNOFF PRIOR TO ANY GRADING OR
DEMOLITION ON SITE

SEAL | DATE



SHEET ISSUE

Issue No.	Description	Date
1	Schematic Design	11/24/2020
2	Town Of Angier-TRC	1/08/2021
3	Town Of Angier-TRC	1/28/2021



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PROJECT NO. 20408.000

SHEET TITLE
**EXISTING
CONDITIONS &
DEMOLITION PLAN**

SHEET NUMBER
C1.0

OF
 E PETREA &
 PETREA
 PG. 154
 69-2461

TD: 35 ACRES MORE OR LESS

- GENERAL LAYOUT NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ANGIER AND NCDEQ STANDARDS AND SPECIFICATIONS.
 2. COORDINATE WITH THE TOWN OF ANGIER DIRECTOR OF MAINTENANCE AND OPERATIONS FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
 3. THIS SITE SHALL COMPLY WITH ALL APPLICABLE ADA ACCESSIBILITY CODES AND REGULATIONS.
 4. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. AREAS WITHOUT CURB, DIMENSIONS ARE TO EDGE OF PAVEMENT.
 5. VERIFY ALL DIMENSIONS ON THE PLANS AND SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
 6. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER AND THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 7. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PAVEMENT HATCHING LEGEND

	LIGHT DUTY PAVEMENT
	CONCRETE SIDEWALK

CAROLINA CHARTER ACADEMY ADDITION

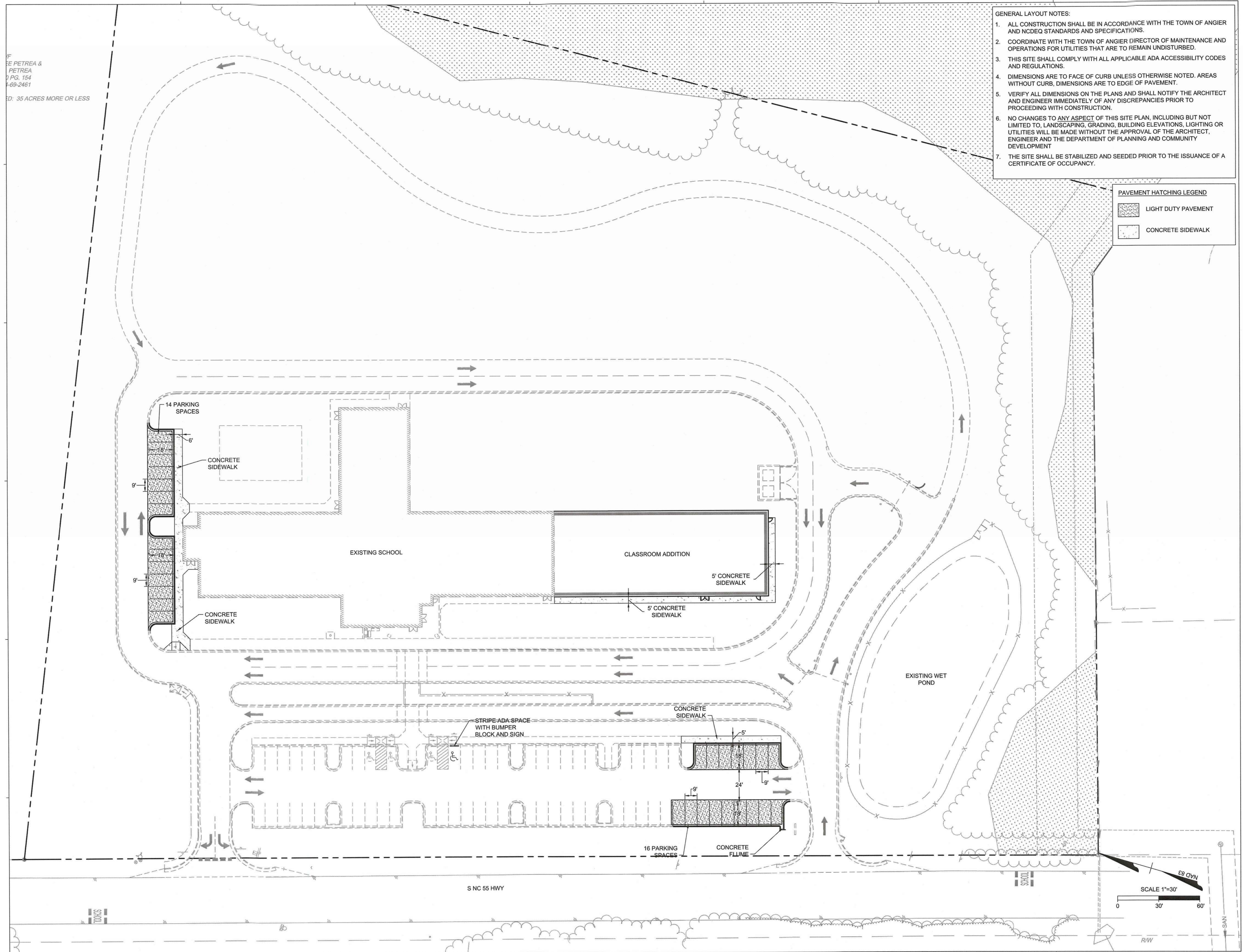
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SHEET TITLE
SITE PLAN

SHEET NUMBER
C3.0

