

**GENERAL NOTES:**

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY STEPHEN B. MULLINS AND ASSOCIATES, PA (704) 583-1800.
- DIMENSIONS ARE TO BACK OF CURB OR OTHERWISE NOTED.
- ALL "STD." NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- NON-STANDARD ITEMS, IE: PAVERS, IRRIGATION SYSTEMS, ETC., IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH NCDOT BEFORE INSTALLATION.
- 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 EXCEPT WHERE GRANDFATHERED BY CITY ENGINEERING.
- 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)-632-4949. IT'S THE LAW.

**BUILDINGS DATA:**

**PHASE I**  
BUILDING sq. ft. 50,000 sq. ft. FT.  
BUILDING HT. 40 FT

**PHASE II**  
BUILDING sq. ft. 100,000 sq. ft. FT.  
BUILDING HT. 40 FT

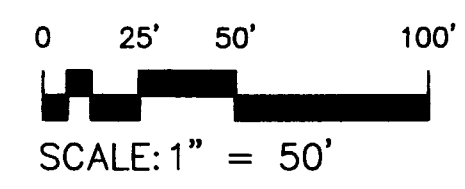
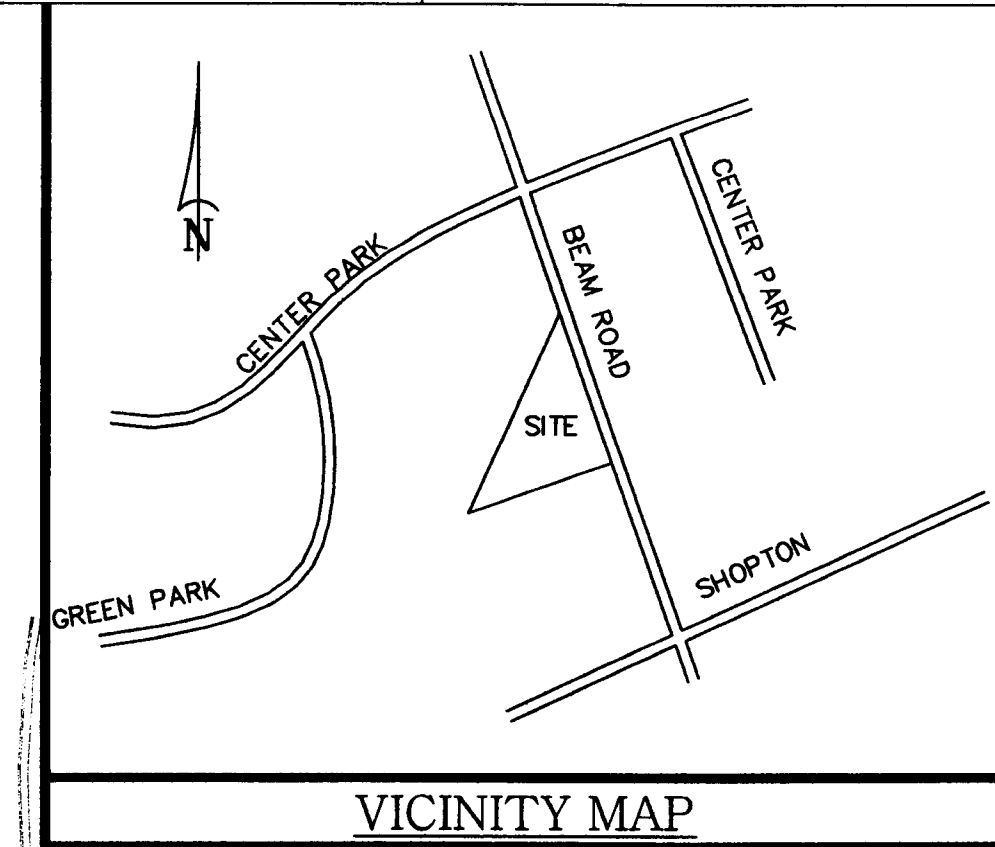
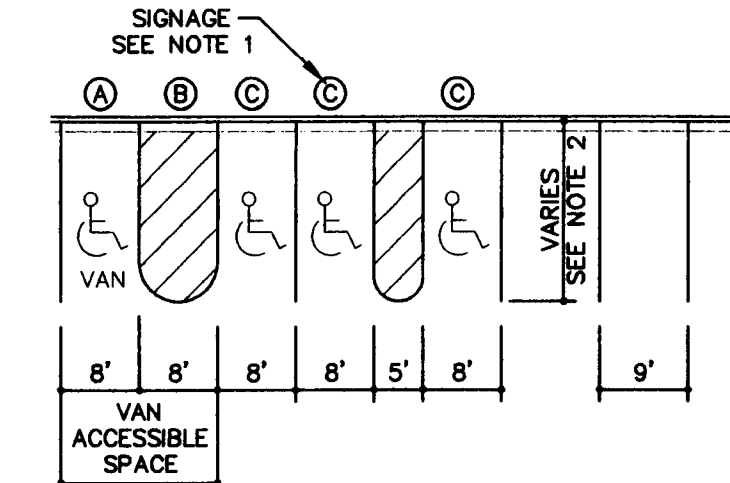
E.A.R.  
150,000 OR 37.4%  
400,752

**PROPERTY ACREAGE:**

TOTAL ACRES = 10.4 AC.  
LESS 1.28 R/W NET ACRES 9.2AC.

**REZONING NOTES:**

- THIS SITE WILL MEET THE MINIMUM STANDARDS OF THE TREE ORDINANCE.
- NO WALL "PAK" TYPE LIGHTING WILL BE INSTALLED ALONG BEAM ROAD.
- VEHICULAR AND BICYCLE PARKING WILL MEET THE MINIMUM STANDARDS OF THE ZONING ORDINANCE.
- THE PETITIONER WILL COMPLY WITH THE ADOPTED STORM WATER POST CONSTRUCTION CONTROLS ORDINANCE.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROL ORDINANCE.
- USES: OFFICE/WAREHOUSE AND ALL USES ALLOWED IN B-D DISTRICT.
- BEAM ROAD ROADWAY SECTIONS WILL CONSIST OF 2'-6" CURB AND GUTTER, EIGHT FOOT PLANTING STRIP AND A 6' SIDEWALK.
- ALL DRIVEWAY CONNECTIONS WILL BE PERMITTED THROUGH THE CITY OF CHARLOTTE LAND DEVELOPMENT PROCESS.
- THERE ARE NO EXISTING OR PROPOSED DRIVEWAYS LOCATED ACROSS FROM THIS PROPOSED SITE.



**OWNER:**  
CARRIER CENTERS, LLC  
1960 CROSSBEAM DRIVE  
CHARLOTTE, NC 28217  
TAX PARCEL NUMBER:  
141-061-01  
ZONING:  
I-1 (CD)  
PETITION 94-17

BURCHMOT11 LAND ASSOC LLC  
4021 Doves Roost Ct,  
Charlotte, NC 28211  
TAX PARCEL NUMBER:  
141-241-01  
ZONING:  
BD (CD)

**PHASE II**

**PHASE I**

**I-1 (CD)**

**BEAM ROAD**  
SR # 1156

**FOR PUBLIC HEARING**  
PETITION # 08-63

Land Planning • Civil Design  
Project Management

*West Engineering, Inc.*

601 Egleton Downs Drive, Suite B  
Pineville, North Carolina 28134  
Phone (704) 583-9378  
Fax (704) 583-4118

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**APPROVED BY**  
CITY COUNCIL.  
JUN 16 2008

**REZONING CONDITIONAL SITE PLAN**  
REQUESTED CHANGE FROM I-1 (CD) TO BD (CD)

**CARRIER CENTER IV**  
1960 CROSSBEAM DRIVE  
CHARLOTTE, NC 28217

**SHEET STATUS**

REV	DATE	COMMENT	BY
01-28-08		ISSUE FOR REVIEW	TCW
1	04-16-08	REVISED PER COMMENTS	DS

DRAWN BY: TCW  
CHECKED BY: TCW  
JOB NO: 071013  
SHEET NO:

**RZ11**