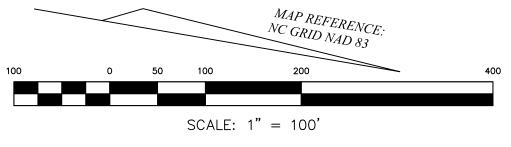


SUBDIVISION PLANS FOR

RIDGE CREEK WEST

CHARLOTTE, NORTH CAROLINA

REVISIONS INCLUDE NEW BUILDING AND ASSOCIATED PARKING, REVISED STORM DRAINAGE AND UTILITIES





SUBDIVISION PLANS

1.Cover Sheet

- C1.1 Overall Site Plan

- C2.1 Initial Erosion Control

- C2.4 Storm Drain Areas
- C3.1 Utility Plan
- C4.1 Site Details
- C4.2 Site Details
- L1.1 Landscape Plan
- X1.1 General Drive X-Sections
- X1.2 General Drive X-Sections
- X1.3 General Drive X-Sections
- X1.4 General Drive X-Sections
- X1.5 General Drive X-Sections

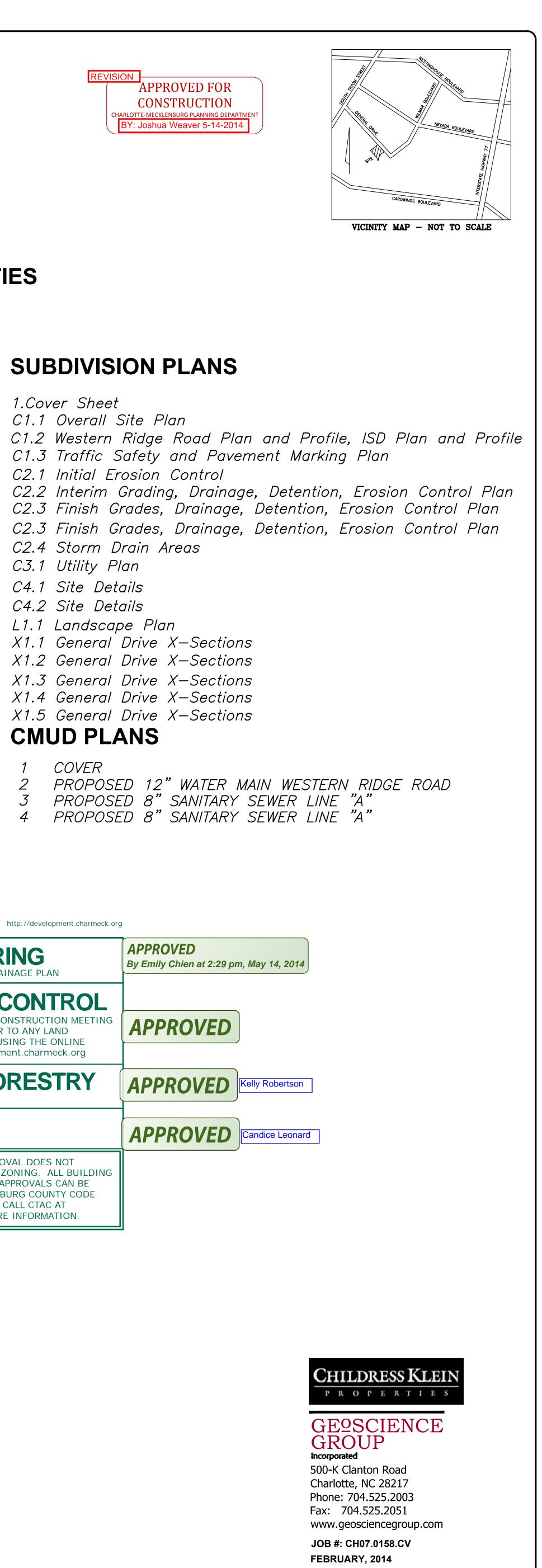
CMUD PLANS

COVER 2 PROPOSED 12" WATER MAIN WESTERN RIDGE ROAD PROPOSED 8" SANITARY SEWER LINE "A" PROPOSED 8" SANITARY SEWER LINE "A"



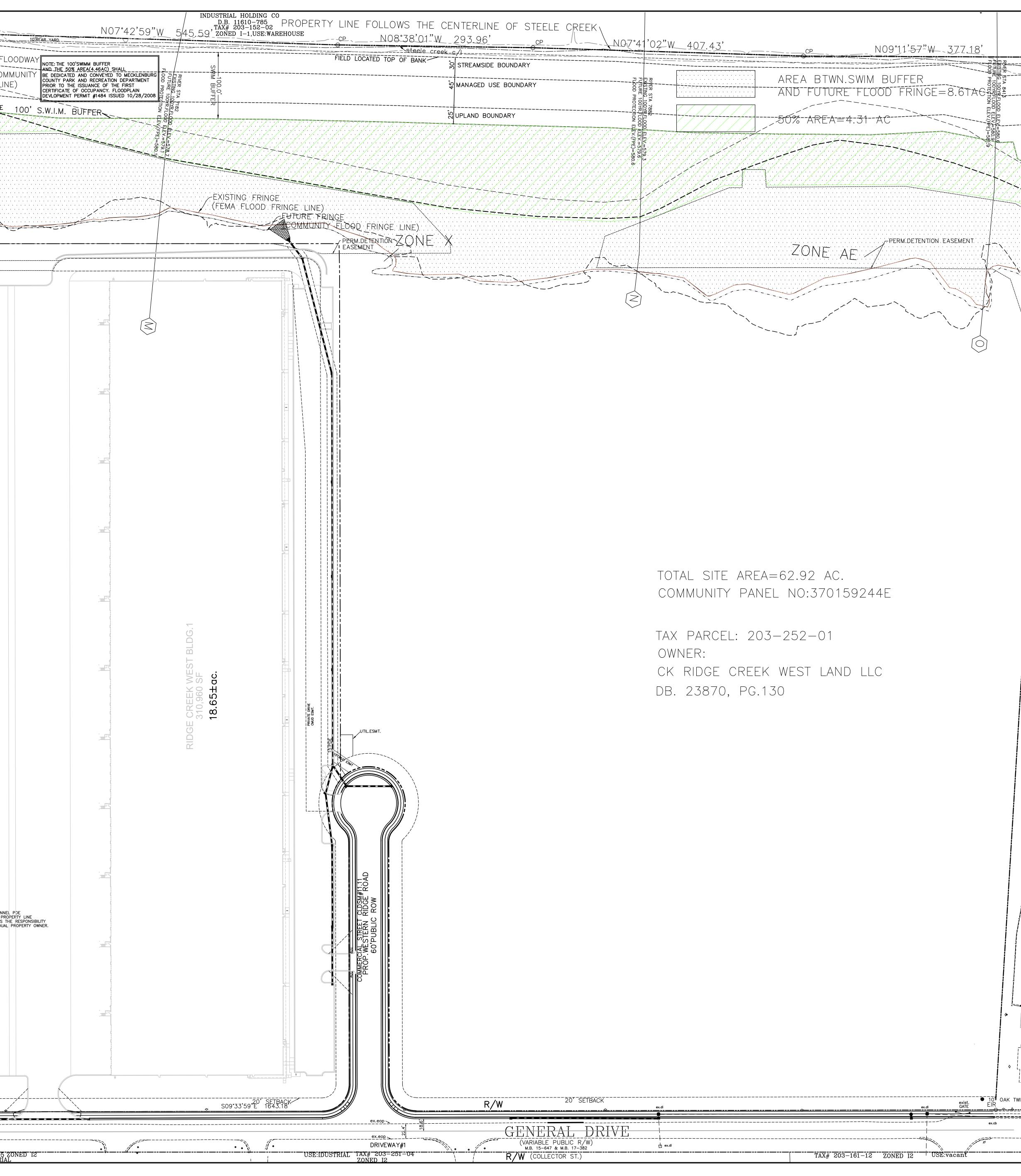
http://development.charmeck.org

ENGINEERING	APPROVED By Emily Chien at 2:29 pm, May 14, 2014		
EROSION CONTROL NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org	APPROVED		
URBAN FORESTRY TREE ORDINANCE	APPROVED Kelly Robertson		
CDOT	APPROVED Candice Leonard		
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.			



TO OAK TWIN

MATCH LINE _____<u>10'REAR_YARD</u>__ FLOODWAY(FEMA FLOODWA HROAGMENT LINE)----------0.1_FLOODWAY(COMMUNIT ENCROACHMENT, LINE) FIELD LOCATED 100YR.FLOOD LINE 100' S.W.I.M. BUFFER CAROWINDS BOULEVARD VICINITY MAP - NOT TO SCALE 30 SCALE: 1'' = 60'LEGEND: ZONING: BFP - BACK FLOW PREVENTOR C&G - CURB & GUTTER ZONING RESTRICTIONS AS PER ZONING ORDINANCE: CB - CATCH BASIN SUBJECT PROPERTY ZONED: I-2 CI - CURB INLET MINIMUM SETBACK: 20' MINIMUM SIDE YARD: 0 OR 5'* CMP - CORRUGATED METAL PIPE CPP - CORRUGATED PLASTIC PIPE C/O - CLEAN OUT MINIMUM REAR YARD: 10' N SC (D) - DEED MAXIMUM BUILDING HEIGHT: 40'* D.B. - DEED BOOK DI - DROP INLET $^{*}\!A$ building in a district may be erected to a height in excess of 40 feet, provided the DIP - DUCTILE IRON PIPE minimum side yard is increased 1 foot for every 2 feet in building height in excess of 40 feet. If a building abuts a residential zoning district, it may not be constructed above the 40-foot limit unless the side and/or rear yard which abuts the residential zoning district is ECM - EXISTING CONCRETE MONUMENT EIP - EXISTING IRON PIPE increased 1 foot for each foot in building height in excess of 40 feet. Height requirements for other permitted structures are set forth in Section 12.108. of five (5) feet above the 40-foot limit unless the side and/or rear yard which abuts the residential zoning district is EIR - EXISTING IRON ROD EMM - EXISTING METAL MONUMENT increased 1 foot for each foot in building height in excess of 40 feet. EN - EXISTING NAIL EOG - EDGE OF GRAVEL EOP - EDGE OF PAVEMENT EU - END UNKNOWN FC - FIRE CONNECTION FH - FIRE HYDRANT FV - FIRE VALVE GDP - GUARD POST GM - GAS METER GP - GATE POST GV - GAS VALVE GW - GUY WIRE HVAC - HEATING, VENTILATION, AIR COND. NOTES: HW - HEADWALL ICV - IRRIGATION CONTROL VALVE 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED. JBX - JUNCTION BOX ΣŪĻ LMP - LAMP POST --k--+HZ 2. ALL CORNERS MONUMENTED AS SHOWN. LP - LIGHT POLE (M) - MEASURED 3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT MBX - MAILBOX PROPERTY. M.B. - MAP BOOK MW - MONITORING WELL 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS N.G.S. - NATIONAL GEODETIC SURVEY APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD NIR - NEW IRON ROD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING NN - NEW NAIL ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE O/HANG - OVERHANG INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION. (P) - PLATTED PB - POWER BOX 5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT PIN - PARCEL IDENTIFICATION NUMBER REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF D.B. PM - POWER METER RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN PMH - POWER MANHOLE HEREON. PP - POWER POLE NA 20 IA PG. - PAGE 6. ELEVATIONS BASED ON N.C.G.S. NOUMENT "LOWES", ELEVATION 630.58 (NAVD 88 C - PLASTIC PIPE (R) - RECORDED 7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED. FUND 2-180 152-1 R/W - RIGHT-OF-WAY RCP - REINFORCED CONCRETE PIPE 8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES RW - RETAINING WALL ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND SBB - BILLBOARD DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES. SDMH - STORM DRAIN MANHOL SMP - MULTI-POST SIGN SSMH - SANITARY SEWER MANHOLE TB - TELEPHONE BOX TERR. - TERRACOTTA PIPE TMH - TELEPHONE MANHOLE TSB - TRAFFIC SIGNAL BOX TVB - CABLE TV BOX WB - WATER BOX WM - WATER METER WSP - WATER SPIGOT WV - WATER VALVE COMPLETION, APR.2009 USE:WAREHOUSE/OFFICE 20' CMUD SS EASEMENT 'D.B. 3376-301 MATCH LINE UTILITIES: POWER DUKE POWER ENERGY 1-800-777-9898 TELEPHONE BELL SOUTH TELECOMMUNICATIONS (704) 357-6974 NEW CONNECTIONS (704) 357-9580 EXISTING SERVICES PROLOGIS MACQUARIE ILLINOIS OHIO, LLC. D.B. 13416, PG. 162 TAX ID:203-152-11 ZONED 12 WATER & SEWER CHAR.-MECK. UTILITY DEPT. (CMUD) (704) 399-2221 GAS PIEDMONT NATURAL GAS CO. (704) 525-5585 NEW CONNECTIONS (704) 525-5585 EXISTING CONNECTIONS CABLE TELEVISION TIME WARNER CABLE 1-877-566-4892 40' OPEN CHANNEL PDE CENTERED ON PROPERTY LINE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. REQUIREMENTS FOR OFF-SITE STORM WATER DETENTION FACILITIES -ALL PIPES/CHANNELS LEADING FROM THE SUBJECT SITE TO THE OFF-SITE STORM WATER DETENTION FACILITY MUST BE SIZED TO CARRY THE 10-YEAR STORM WATER RUNOFF. -A "PERMANENT DETENTION EASEMENT" LEADING FROM THE SUBJECT SITE TO THE OFF-SITE $|\leq||$ DETENTION FACILITY MUST BE SHOWN ON A MAP WHICH HAS BEEN RECORDED WITH THE MECKLENBURG COUNTY REGISTER OF DEED OFFICE. THIS EASEMENT SHOULD BE CENTERED ON THE PIPE OR CHANNEL AND MUST BE AT LEAST 15 WIDE FOR PIPES AND 20 FEET WIDE FOR CHANNELS TO CITY STD.#20.34 FOR EASEMENT WIDTHS).A METES AND BOUNDS DESCRIPTION IS NOT REQUIRED FOR THIS PORTION OF THE EASEMENT. -A "PERMANENT DETENTION EASEMENT" WHICH ENCOMPASSES THE DETENTION FACILITY MUST BE SHOWN ON THE RECORDED MAP. THIS EASEMENT MUST BE DESCRIBED BY METES AND BOUNDS. -THE RECORDED MAP MUST HAVE A NOTE WHICH CLEARLY STATES WHO IS RESPONSIBLE FOR MAINTENANCE OF THE DETENTION FACILITY, PIPES, AND/OR CHANNELS LOCATED WITHIN THE PERMANENT DETENTION EASEMENTS(THESE EASEMENT WILL NOT BE MAINTAINED BY THE CITY) -FOR OFF-SITE DETENTION FACILITIES THE RECORDED MAP MUST HAVE A NOTE STATING,"THE PURPOSE OF THE PERMANENT DETENTION EASEMENT IS TO PROVIDE STORM WATER DETENTION FOR LOTS_____. THE PIPES AND/OR CHANNELS LOCATED WITHIN THE PERMANENT DETENTION EASEMENT AND LEADING TO THE DETENTION FACILITY CARRY UNRESTRICTED STORM WATER FLOW FROM THE DEVELOPED UPSTREAM LOTS_____." —THE PRECEDING REQUIREMENTS MUST BE MET PRIOR TO A RECEIVING A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING ON SUBJECT SITE. N:501,458.57 E:1,417,910.25 ____ • TAX# 203-251-05 ZONED 12 USE:IDUSTRIAL ✓[⊥]



20' SETBACK				ex.di GATE		OAK TWIN
<u></u>	ex.di			ex.di GATE		<u></u>
NERAL DRIVE				-+	ex.cb	e:
/ARIABLE PUBLIC R/W) m.b. 15–647 & m.b. 17–382	_+ ₫ ex.di				1/100	
(COLLECTOR ST.)		TAX# 203-161-12	ZONED I2	USE:vacant		

