

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

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 704-314-CODE(2633) FOR MORE INFORMATION.

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

By mark chapman at 3:30 pm, Mar 09, 2017

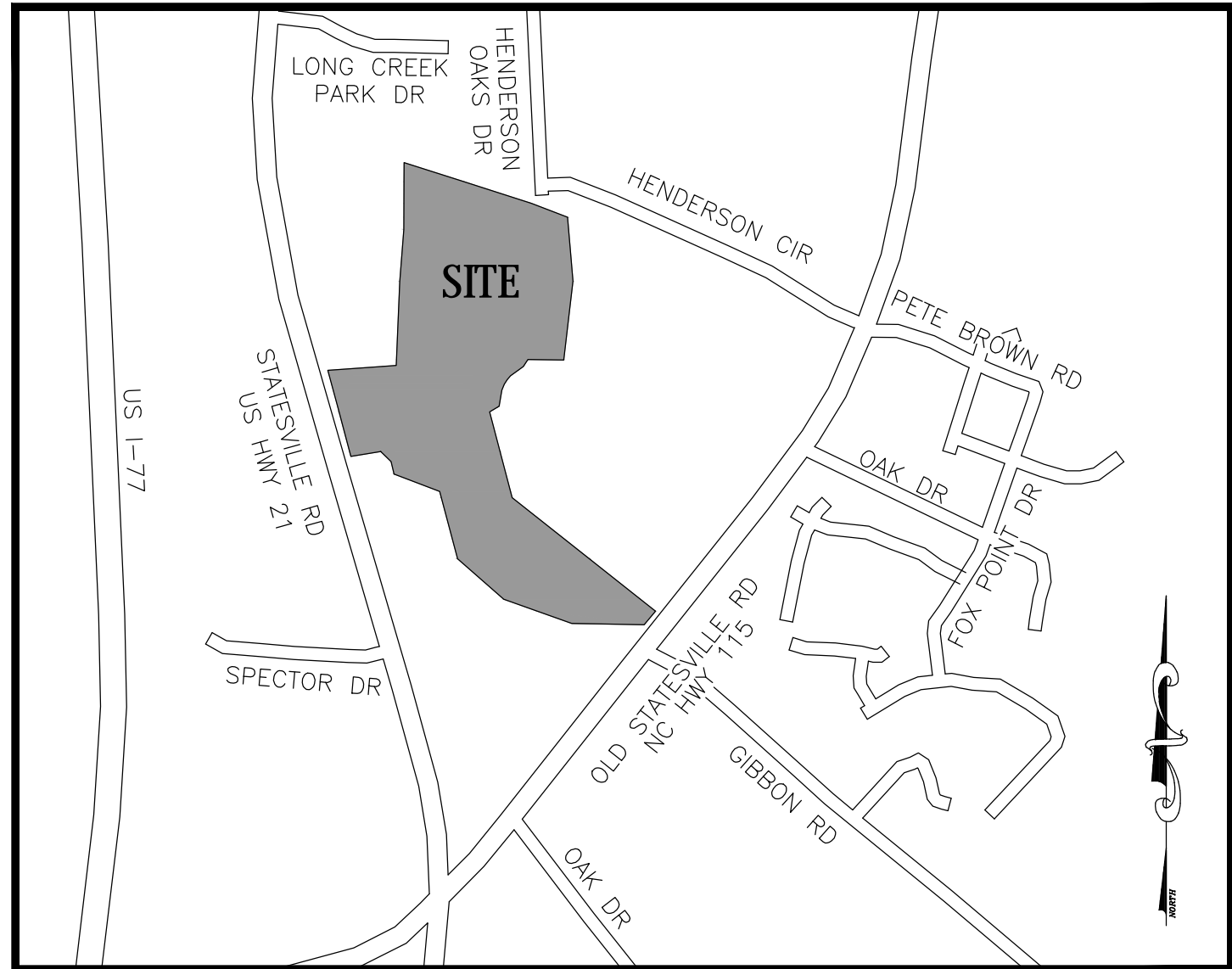
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REVISION

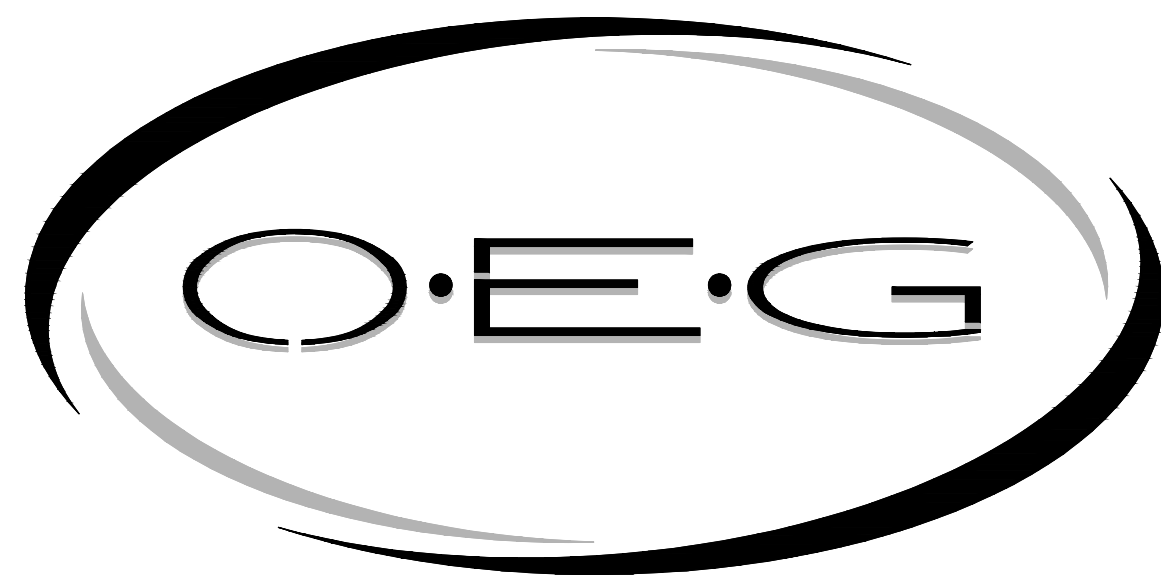
APPROVED FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

BY: Joshua Weaver 3-10-2017 1 of 2



VICINITY MAP
NOT TO SCALE



ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 • F) 704-749-1433

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ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE
AC	ACRES
AC/FT	ACRE FOOT/FEET
ADT	AVERAGE DAILY TRAFFIC
ALT	ALTERNATE
APPROX	APPROXIMATE
ASPH	ASPHALT
AVE	AVENUE
AVG	AVERAGE
BFP	BACKFLOW PREVENTER
BL	BASELINE
BUILD	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BS	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
C	CHORD LENGTH
CATV	CABLE TELEVISION
CB	CATCH BASIN
CDOT	CHARLOTTE DEPARTMENT OF TRANSPORTATION
CF	CUBIC FEET
C&G	CURB AND GUTTER
CJ	CONSTRUCTION JOINT
CLDSM	CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCT(ION)
CY	CUBIC YARD
D	DEGREE OF CURVATURE
DOB	DOUBLE CATCH BASIN
DEPT	DEPARTMENT
DET	DETAIL
DI	DROP INLET
DM	DIMENSION
DIP	DUCTILE IRON PIPE
DWG	DRAWING
E	EAST
ELEC	ELECTRIC
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EW	EACH WAY
EXST	EXISTING
EJ	EXPANSION JOINT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FM	FORCE MAIN
FT	FOOT/FEET
GALV	GALVANIZED
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HW	HEADWALL
HWY	HIGHWAY
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IN	INCHES
INV	INVERT
JB	JUNCTION BOX
JCT	JUNCTION
K	RATE OF VERTICAL CURVATURE
L	LENGTH
LAT	LATITUDE
LB	POUND
LF	LINEAR FOOT/FEET
LP	LIGHT POLE
LN	LONGITUDE
LT	LEFT
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MPH	MILES PER HOUR
N	NORTH
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
NC	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NOT IN CONTRACT	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCB	OFFSET CATCH BASIN
OCES	OUTLET CONTROL STRUCTURE
OCG	OUTSIDE DIAMETER
OCG	ORSBORN ENGINEERING GROUP
OVHD	OVERHEAD
PC	POINT OF CURVATURE
PCD	POINT OF COMPOUND CURVATURE
PED	PEDESTAL
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
PCB	POINT OF BEGINNING
PP	POWER POLE
PROJ	PROJECT
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REQD	REQUIRED
REV	REVISION
RR	RAILROAD
RT	RIGHT
R/W	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY SEWER
SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
SCH	SCHEDULE
SECT	SECTION
SPEC	SPECIFICATION
STD	STANDARD
STS	STORM SEWER
T	TANGENT
TC	TIME OF CONCENTRATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPORARY
TOB	TOP OF BANK
TOC	TOP OF CURB
TOP	TYPICAL
UG	UNDERDRAIN
UG	UNDERGROUND
VC	VERTICAL CURVE
VCP	VERTICAL CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
YR	YEAR
&	AND
@	AT
Δ	DELTA
11/03/16	12/01/16
01/04/17	01/20/17
JOB #	15029
DATE:	04/29/16
COVER C0.0	

DEQ (FORMERLY NC DENR) AND THE NORTH CAROLINA UTILITY COMMISSION SHALL BE CONTACTED AND INFORMED OF SUB-METERING PRIVATE DEVELOPMENT BEHIND CHARLOTTE WATER MASTER METER, CREATING A "PUBLIC SYSTEM". ADDITIONAL REQUIREMENTS AND PROCEDURES DETERMINED BY DEQ AND THE NORTH CAROLINA UTILITY COMMISSION SHALL BE ADHERED TO ACCORDINGLY APPLICABLE REQUIRED DOCUMENTS DETERMINED BY DEQ AND THE NORTH CAROLINA UTILITY COMMISSION SHALL BE SUBMITTED TO CHARLOTTE WATER IN ORDER TO PROCEED WITH PERMITTING THE PRIVATE WATER DISTRIBUTION SYSTEM. LEASED PROPERTIES DO NOT APPLY TO THE ABOVEMENTIONED "PUBLIC SYSTEM" STATUS AND REQUIREMENTS. OBTAINING A "WFO" DESIGNATION. "WFO" DESIGNATION APPLIES TO MULTIFAMILY APARTMENTS, COMMERCIAL BUILDINGS OR APPLICABLE LEASE PROPERTIES ONLY.

APPLY FOR CLTWATER TO MAKE SERVICE CONNECTIONS TO EXISTING PUBLIC WATER AND SEWER MAINS THROUGH THE NEW SERVICES SECTION. THE DEVELOPERS CONTRACTOR IS NOT AUTHORIZED TO MAKE THE WATER AND SEWER SERVICE CONNECTIONS.

CLTWATER TRACKING# 2016748

WATER LINES TO BE PERMITTED		
SIZE (INCHES)	MATERIAL	LENGTH (LF)
2" PRIVATE WM	PVC	585'
3" PRIVATE WM	PVC	884'
6" PRIVATE WM	PVC	285'
8" PRIVATE FP	PVC	1,314'
10" PRIVATE FP	PVC	6,561'
TOTAL PRIVATE		9,550'

NUMBER OF PRIVATE FIRE HYDRANTS: 7

ISSUING PROJECT PERMIT NUMBER: DATE:

SIGNING OFFICIAL: TITLE:

SUMMARY INCLUDES TOTAL LENGTH OF WATER MAIN FROM METER TO BUILDING INCLUDING SERVICE LINES

SITE NOTES

- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, DATED DECEMBER 9, 2015
- ALL ROAD IMPROVEMENTS AT STATESVILLE ROAD & OLD STATESVILLE ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CDDSM 50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- NON-STANDARD ITEMS (E. PAVES, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDDT AT (704) 336-3888.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4225) OR VISIT <http://www.charmeck.org/Departments/Transportation/Street+Maintenance/home.htm>
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDDT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATON) AND MUST BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION. CONTACT CDDT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDDT AT (704) 336-2562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDDT AT (704) 336-2562.
- PER SECTION 18-175(c) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENT (PCE) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION ELEMENTS. ALL DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
- ALL IMPROVEMENTS AND WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL STANDARDS. IN THE ABSENCE OF SPECIFIC PRODUCT SPECIFICATIONS OR CONSTRUCTION PROCEDURE, CONTRACTOR SHALL REFER TO THE 2012 NCDOT STANDARD SPECIFICATIONS FOR THE ENGINEER FOR APPROVAL.
- IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS ON THESE PLANS AND SPECIFICATIONS REFERENCED ON THESE PLANS, CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
- IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS AND DETAILS ON THESE PLANS AND MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A MANNER SUCH THAT WORKERS, OWNER REPRESENTATIVES, AND THE GENERAL PUBLIC IS PROTECTED FROM HARM. CONTRACTOR MAY INSTALL TEMPORARY PERMITTER FENCING AS APPROVED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO INSTALLATION OF FENCING.
- ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY NCDOT AND CDDT.
- UNLESS OTHERWISE INDICATED, ALL PAVEMENT MARKINGS SHALL BE PAINT INSTALLED PER NCDOT STD. SPEC. SECTION 1205.

- UNLESS OTHERWISE INDICATED, PARKING STALLS SHALL BE 4" WHITE LINES.
- CONTRACTOR SHALL VERIFY THAT ALL REQUIRED ENCROACHMENT PERMITS ARE IN PLACE BEFORE WORKING IN ANY EASEMENTS AND RIGHT-OF-WAYS. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE ENCROACHMENT DOCUMENTS. CONTRACTOR SHALL CONTACT BOB STALEY WITH CDDT AT 704-432-1562 PRIOR TO CONSTRUCTION TO OBTAIN THE NECESSARY PERMITS FOR ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.
- CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE PROJECT PERMITS AND APPROVALS INCLUDING BUT NOT LIMITED TO DRIVEWAY PERMITS AND "APPROVED AS NOTED" COMMENTS. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN CONDITIONS/PROVISIONS AND CONSTRUCTION DOCUMENTS TO ENGINEER AND OWNER.
- THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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.
- 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. CONTRACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
- BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. ITS THE LAW.
- CONTRACTOR SHALL INSTALL PVC SLEEVES UNDER PAVED AREAS FOR UTILITY AND IRRIGATION BEING INSTALLED AFTER PAVING OPERATIONS COMMENCE. COORDINATE WITH EACH UTILITY AND IRRIGATION INSTALLER FOR NUMBER OF SLEEVES, LOCATION, AND SIZE REQUIRED.
- CONTRACTOR SHALL REVIEW COMPLETE SET OF PLANS FOR COORDINATION BETWEEN CIVIL, ARCHITECTURAL, LANDSCAPE, MEP, ETC. PRIOR TO CONSTRUCTION.
- ALL WALKS AND OTHER PAVED AREAS SHALL COMPLY WITH ADA CODE FOR LONGITUDINAL SLOPE AND CROSS SLOPE. WALK SLOPES SHALL NOT EXCEED 5% AND SHALL NOT EXCEED 2% CROSS SLOPE UNLESS OTHERWISE NOTED.

TREE SAVE AREA REQUIREMENTS:

15% OF SITE PRESERVED OR REPLANTED FOR TREE SAVE

101.36 ACRES x 15% = 15.20 ACRES REQUIRED (PARCEL 5 NOT INCLUDED)

PROVIDED: 15.49 ACRES IN 5 AREAS INCLUDES 4.15 ACRES PRESERVED 11.34 ACRES REPLANTED @ 36 TREES/AC = 408 TREES PROVIDED

ZONING CODE SUMMARY

PROJECT NAME: METROLINA PARK
PROJECT ADDRESS: STATESVILLE ROAD
OWNER: BEACON PARTNERS
OWNER ADDRESS: 610 EAST MOREHEAD ST., CHARLOTTE, NC 28202
PLANS PREPARED BY: ORSBORN ENGINEERING GROUP
ZONING: I-1
PROPOSED USE: INDUSTRIAL
AVERAGE BUILDING HEIGHT: <40 FEET
BUILDING COVERAGE: 1,563,205 SQ. FT.
OVERALL LOT SIZE: 95.67 SQ. FT./ACRES
TAX PARCEL: 03720317, 03720319, 03720343, 03720341
PHONE #: (704) 749-1432
JURISDICTION: CHARLOTTE
1 EXISTING 5 PROPOSED RATIO: 0.38:1
NUMBER OF BUILDINGS: 7
NUMBER OF LOTS: 7

YARD REQUIREMENTS:

SETBACK (FRONT): 20 FT.
SETBACK (SIDE): 10 FT.
SIDE YARD: 5 FT.
REAR YARD: 10 FT.

REQUIRED SCREENING:

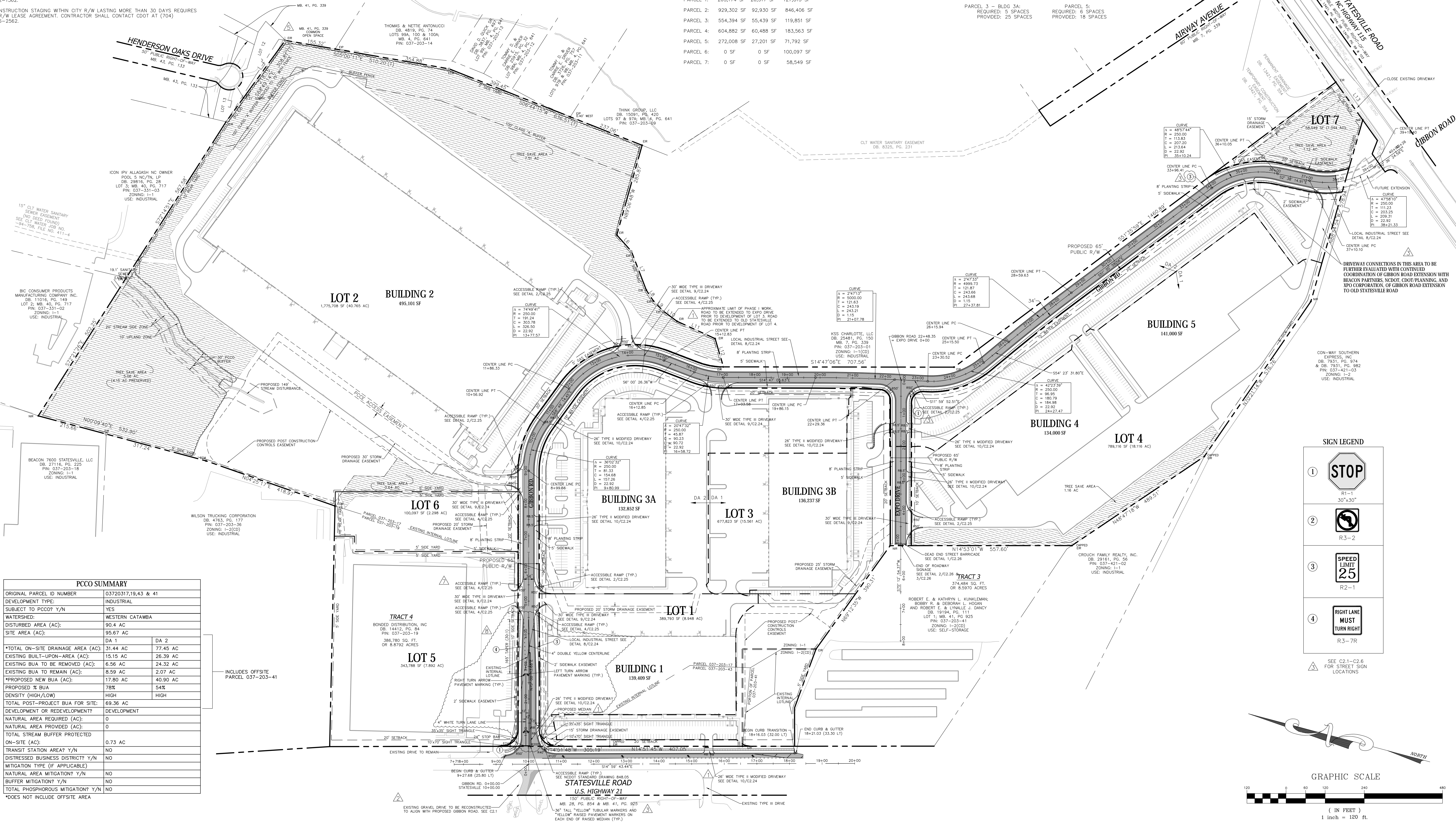
REAR: NO / YES
REAR: NO / YES
SIDE (L): NO / YES
SIDE (R): NO / YES
PARKING ONLY: NO (YES)

LANDSCAPING REQUIREMENTS:

	IMPERVIOUS COVERAGE	INTERIOR LANDSCAPING REQUIRED	INTERIOR LANDSCAPING PROVIDED
PARCEL 1:	265,174 SF	26,517 SF	127,815 SF
PARCEL 2:	929,302 SF	92,930 SF	846,406 SF
PARCEL 3:	554,394 SF	55,439 SF	119,851 SF
PARCEL 4:	604,882 SF	60,488 SF	183,563 SF
PARCEL 5:	272,008 SF	27,201 SF	71,792 SF
PARCEL 6:	0 SF	0 SF	100,097 SF
PARCEL 7:	0 SF	0 SF	58,549 SF

PARKING DATA:

AUTOMOBILE:		
REQUIRED: 1 SPACE/4000 SF OF WAREHOUSE USE + 1 SPACE/400 SF OF OFFICE USE		
PARCEL 1:	REQUIRED: 44 SPACES PROVIDED: 123 SPACES	PARCEL 3 - BLDG 3B: REQUIRED: 43 SPACES PROVIDED: 139 SPACES
PARCEL 2:	REQUIRED: 142 SPACES PROVIDED: 165 SPACES	PARCEL 4: REQUIRED: 54 SPACES PROVIDED: 406 SPACES
PARCEL 3 - BLDG 3A:	REQUIRED: 43 SPACES PROVIDED: 190 SPACES	PARCEL 5: REQUIRED: 53 SPACES PROVIDED: 59 SPACES
BICYCLE: REQUIRED (SHORT TERM) = 1% OF AUTO SPACES REQUIRED REQUIRED (LONG TERM) = 1/40,000 SF		
PARCEL 1:	REQUIRED (SHORT TERM): 0 SPACES PROVIDED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 3 SPACES PROVIDED (LONG TERM): 3 SPACES INSIDE BUILDING	PARCEL 4: REQUIRED (SHORT TERM): 1 SPACE PROVIDED (SHORT TERM): 2 SPACES REQUIRED (LONG TERM): 7 SPACE PROVIDED (LONG TERM): 7 SPACES INSIDE BUILDING
PARCEL 2:	REQUIRED (SHORT TERM): 1 SPACES PROVIDED (SHORT TERM): 2 SPACES REQUIRED (LONG TERM): 12 SPACES PROVIDED (LONG TERM): 12 SPACES INSIDE BUILDING	PARCEL 5: EXISTING BUILDING
PARCEL 3 - BLDG 3A:	REQUIRED (SHORT TERM): 0 SPACES PROVIDED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 3 SPACES PROVIDED (LONG TERM): 3 SPACES INSIDE BUILDING	PARCEL 6: REQUIRED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 0 SPACES
PARCEL 3 - BLDG 3B:	REQUIRED (SHORT TERM): 0 SPACES PROVIDED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 3 SPACES PROVIDED (LONG TERM): 3 SPACES INSIDE BUILDING	PARCEL 7: REQUIRED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 0 SPACES
LOADING:	PARCEL 1: REQUIRED: 5 SPACES PROVIDED: 26 SPACES	PARCEL 3 - BLDG 3B: REQUIRED: 5 SPACES PROVIDED: 22 SPACES
	PARCEL 2: REQUIRED: 6 SPACES PROVIDED: 91 SPACES	PARCEL 4: REQUIRED: 6 SPACES PROVIDED: 44 SPACES
	PARCEL 3 - BLDG 3A: REQUIRED: 5 SPACES PROVIDED: 25 SPACES	PARCEL 5: REQUIRED: 6 SPACES PROVIDED: 18 SPACES



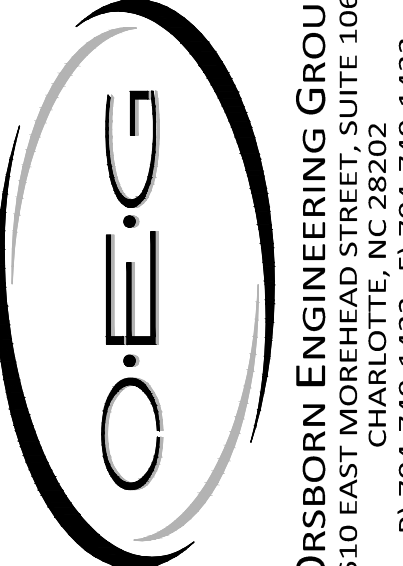
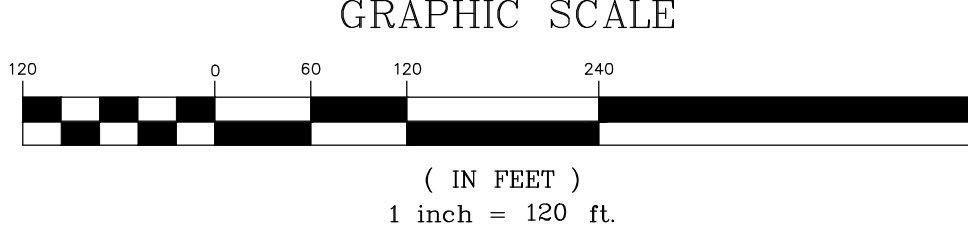
PCCO SUMMARY			
ORIGINAL PARCEL ID NUMBER	03720317,19,43 & 41		
DEVELOPMENT TYPE:	INDUSTRIAL		
SUBJECT TO PCCOT Y/N	YES		
WATERSHED:	WESTERN CATAWBA		
DISTURBED AREA (AC):	90.4 AC		
SITE AREA (AC):	95.67 AC		
DA	DA 1	DA 2	
*TOTAL ON-SITE DRAINAGE AREA (AC):	51.44 AC	77.43 AC	
EXISTING BUILT-UPON AREA (AC):	15.15 AC	26.39 AC	
EXISTING BUA TO BE REMOVED (AC):	6.56 AC	24.32 AC	
EXISTING BUA TO REMAIN (AC):	8.59 AC	2.07 AC	
*PROPOSED NEW BUA (AC):	17.80 AC	40.90 AC	
PROPOSED % BUA	78%	54%	
DENSITY (HIGH/LOW)	HIGH	HIGH	
TOTAL POST-PROJECT BUA FOR SITE:	69.36 AC		
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT		
NATURAL AREA REQUIRED (AC):	0		
NATURAL AREA PROVIDED (AC):	0		
TOTAL STREAM BUFFER PROTECTED ON-SITE (AC):	0.73 AC		
TRANSIT STATION AREA? Y/N	NO		
DISTRESSED BUSINESS DISTRICT? Y/N	NO		
MITIGATION TYPE (IF APPLICABLE)	NO		
NATURAL AREA MITIGATION? Y/N	NO		
BUFFER MITIGATION? Y/N	NO		
TOTAL PHOSPHOROUS MITIGATION? Y/N	NO		
*DOES NOT INCLUDE OFFSITE AREA			

SIGN LEGEND

- STOP
R1-1
30"x30"
- RIGHT TURN LANE ADJUSTMENT
R3-2
- SPEED LIMIT 25
R2-1
- RIGHT LANE MUST TURN RIGHT
R3-7R

SEE C2.1-C2.6 FOR STREET SIGN LOCATIONS

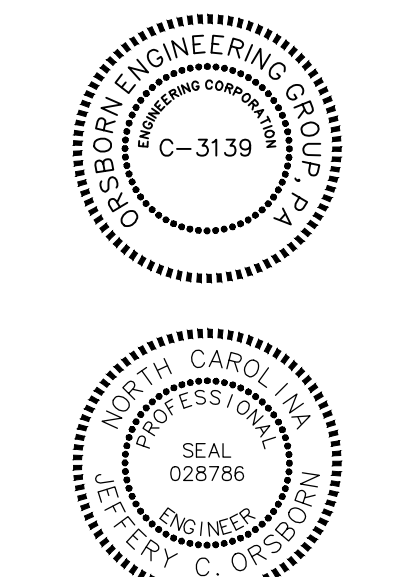
GRAPHIC SCALE



ORSBORN ENGINEERING GROUP
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SUBDIVISION PLAN
FOR
METROLINA PARK
CHARLOTTE, NORTH CAROLINA

BEACON PARTNERS
610 E. MOREHEAD ST.
CHARLOTTE, NC 28202



NO.	DATE	REVISIONS
1	11/14/16	CURB ROAD TURN LANE ADJUSTMENT
2	11/03/16	REVISIONS TO IMPROVED PLANS
3	08/07/16	REVISION PER COMMENTS
4	07/26/16	REVISION PER COMMENTS
5	07/19/16	REVISION PER NCDOT COMMENTS
6	06/22/16	REVISION PER COMMENTS

JOB #	15029
DATE:	04/29/16
SCALE:	1" = 120'
DRAWN BY:	JAW
APPROVED BY:	JCO

C2.0