

LOT 6
17.90 AC.

LOT 5
16.72 AC.

LOT 5A
3.46 AC.

LOT 4
44.93 AC

LOT 4A
9.21 AC.

4.4 AC

SITE DATA/GENERAL NOTES:
1. EXISTING ZONING: I-1(CD) AS PER ZONING PETITIONS #98-47 (C), #2005-054 & #2006-103
FRONT SETBACK: 20'
REAR YARD: 10'
SIDE YARD: 0/5'
MIN. LOT AREA: 8000 SF
MIN. LOT WIDTH: 50'
TAX PARCELS: 053-201-02, 053-201-20 & 053-201-27

2. TOTAL ACREAGE FOR PHASE III DEVELOPMENT: 56.05 AC.
R/W ACREAGE: 1.91 AC.
DEDUDED ACREAGE: 4.4 AC.
PROPOSED NUMBER OF LOTS: 2 LOTS (LOT #S 4 & 4A)

3. PIPE SYSTEMS AND OPEN CHANNELS WITHIN STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNERS. DITCHES AND PIPES WITHIN PERMANENT STORM DRAINAGE EASEMENTS ARE FOR THE BENEFIT OF THE BUSINESS PARK AND AS SUCH WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

4. ALL PERMANENT STORM DRAIN EASEMENTS TO BE SHOWN BY METES AND BOUNDS DESCRIPTION ON THE FINAL PLAT.

5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

6. ON-SITE BURIAL PITS ('STUMP HOLES') REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.

7. THIS PROJECT TO COMMENCE ON DEC 1, 2009, AND TO BE COMPLETED ON MARCH 31, 2009.

8. DEVELOPER WILL PROVIDE STREET SIGNS AS PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.05A.

9. IN ROLLING AND HILLY TERRAIN, 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 BASED ON FIELD CONDITIONS.

10. NON-STANDARD ITEMS (i.e., PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NC DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

11. AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM AND BMP'S MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.

12. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

13. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MIN. OF 0.5% SLOPE ON THE CURB.

14. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

15. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOCCUPIED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

16. S.D.E. - STORM DRAINAGE EASEMENT
P.D.E. - PERMANENT DETENTION EASEMENT
S.U.E. - SIDEWALK UTILITY EASEMENT

17. THE UNDISTURBED CLASS 'A' BUFFER SHOWN WILL BE ELIMINATED ONCE THE ADJACENT PROPERTIES ARE NO LONGER USED FOR RESIDENTIAL PURPOSES.

18. STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CURRENT ORDINANCES. BOUNDARY FOR PERMANENT DETENTION EASEMENT FOR BMP #1 AND ASSOCIATED 20' P.D.E. ARE DETAILED IN MINOR SUBDIVISION PLAT OF BELTWAY BUSINESS PARK - PHASE I, MAP 2 AND REVISIONS TO PHASE I, MAP 1 BY FREDERICK IRA GORE, NCPLS NO. L3043, RECORDED MARCH 6, 2006 IN PB 45, PAGE 381. STORM WATER DETENTION FOR LOT #5 WILL BE PROVIDED VIA FUTURE BMP #2 TO BE LOCATED ON LOT #5A. STORM WATER DETENTION FOR LOT #6 WILL BE PROVIDED VIA FUTURE BMP #4 LOCATED ON LOT #6.

19. 35' SWIM BUFFER, 100' WATERSHED BUFFER AND 100'+2 FLOODLINE FOR PROPERTY HAS BEEN DELINEATED DURING PHASE I OF BELTWAY BUSINESS PARK AND PROVIDED BY FREDERICK IRA GORE, NCPLS NO. L3043. IRON PINS HAVE BEEN SET AT INTERSECTION OF SWIM BUFFER AND ROAD R/W AT EXISTING CULVERT CROSSING.

20. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

21. SITE EASEMENTS TO BE RECORDED ON PHASE III FINAL PLAT. NO LANDSCAPING, STRUCTURES, MONUMENT SIGNS, ETC. ARE TO BE PLACED WITHIN EASEMENT THAT WILL IMPEDE REQUIRED INTERSECTION SIGHT LINES.

THE FUTURE PHASE III CONNECTOR DRIVE'S DESIGN, APPROVAL, DEDICATION AND CONSTRUCTION TO THE PROPERTY LINE WILL BE COMPLETED UNDER ONE OF THE FOLLOWING OPTIONS AS DETERMINED BY THE OWNER/DEVELOPER:
1. THE CONNECTOR DRIVE'S DESIGN, APPROVAL, RIGHT-OF-WAY DEDICATION, AND CONSTRUCTION TO THE PROPERTY LINE WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING IN PHASE III, OR
2. THE CONNECTOR DRIVE'S DESIGN PLANS WILL BE SUBMITTED FOR APPROVAL AND THE OWNER/DEVELOPER WILL POST A BOND FOR THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE PROPERTY LINE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING IN PHASE III. THE CONNECTOR DRIVE WILL HAVE RIGHT-OF-WAY DEDICATED AND WILL BE CONSTRUCTED TO THE PROPERTY LINE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN PHASE III.

NOTES:
1. ANY BUILDING WITHIN THE 100'+1 BUILDING RESTRICTION FLOOD LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
2. CROSS SECTIONS PROVIDED BY:
CIVILTEK ASSOCIATES
1318 EB CENTRAL AVE.
CHARLOTTE, NC 28205

DRAINS TO BMP *	LOT *	TOTAL LOT AREA (SQ. FT.)	R/W AREA (SQ. FT.)	R/W IMPERVIOUS AREA (SQ. FT.)	BUILDABLE AREA OF LOT (SQ. FT.)	ALLOWABLE IMPERVIOUS AREA OF LOT (% OF BUILDABLE AREA) (SQ. FT.)	% IMPERVIOUS (INCLUDES ROAD CONTRIBUTION)
EXISTING BMP #1	4** 4A***	1,157,879	120,818	100,701	654,107	95% 621,402	56.5
FUTURE BMP #5	4**	1,198,755	0	0	539,521	95% 512,545	42.8

NOTE: THIS PROJECT IS LOCATED WITHIN THE 'PROTECTED AREA' OF THE CATAWBA RIVER/LAKE WYLIE WATERSHED. AS SUCH, ALL DEVELOPMENT OF THIS PROPERTY SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE CHARLOTTE ZONING ORDINANCE SECTIONS 10.601 THROUGH 10.610.

UNDER THIS CODE THE MAXIMUM ALLOWABLE BUILT UPON AREA IS 70% UTILIZING STRUCTURAL BMP'S OR OTHER APPROVED METHODS. THIS TABLE SHOWS THE MAXIMUM IMPERVIOUS AREAS FOR EACH LOT (IN THEIR PROPOSED CONFIGURATION).

* THIS 'ALLOWABLE IMPERVIOUS AREA ON LOT' IS THE MAXIMUM PRACTICAL AMOUNT OF IMPERVIOUS SURFACE THAT MIGHT FIT ON EACH RESPECTIVE LOT, AS SUCH THIS IS THE MAXIMUM AMOUNT 'ALLOWABLE' AND WILL BE USED TO DESIGN ALL DETENTION BMP'S.

** PARTIAL LOT

*** LOT HAS NO BUILDABLE AREA AND IS INTENDED TOTALLY FOR BMP TO PROVIDE STORM WATER DETENTION

BMP DESIGN NOTES:

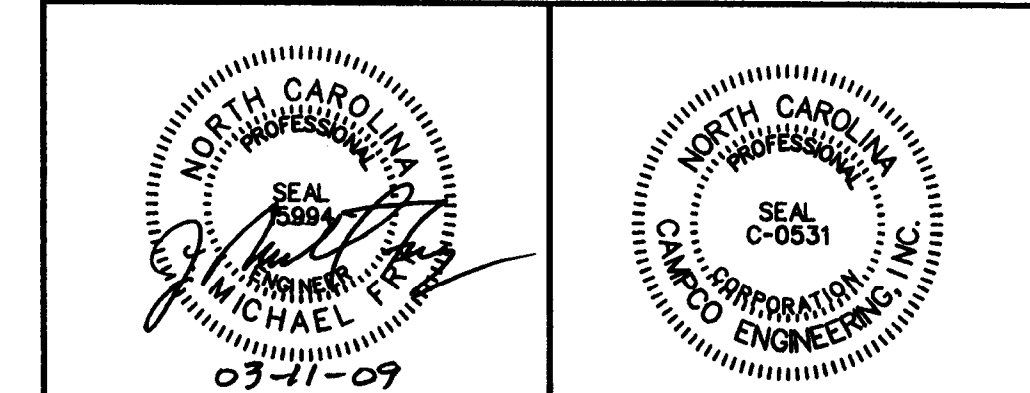
1. BMP #S 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

4. BMP #S 2, 4 AND 5 WILL BE DESIGN AT THE TIME SITE PLAN IS ESTABLISHED FOR LOTS 4, 5 & 6.

5. LOT 5A IS INTENDED TOTALLY FOR THE CONSTRUCTION OF BMP # 2 TO PROVIDE STORM WATER DETENTION FOR LOT # 5.

6. SEE SHEET #4A FOR BMP DRAINAGE AREAS

REV. NO.	DATE	DESCRIPTION
3	3-11-09	100'+2 FLOOD UPDATES
2	1-09-09	CHARLOTTE-MECKLENBURG COMMENTS
1	11-10-08	CHARLOTTE-MECKLENBURG COMMENTS



PRELIMINARY PLAN FOR
BELTWAY BUSINESS PARK
PHASE III & REEVES RIDGE DRIVE
CHARLOTTE, NORTH CAROLINA

CAMPCO ENGINEERING, INC.
166 OAKLAND AVENUE ROCK HILL, SC 29731
PH. 803-327-7121 FAX 803-327-7343

CE#: 94653R	CAD FILE: 94653R-PP04
SCALE: 1" = 100'	ISSUED: 08-20-08 SHEET: 4

