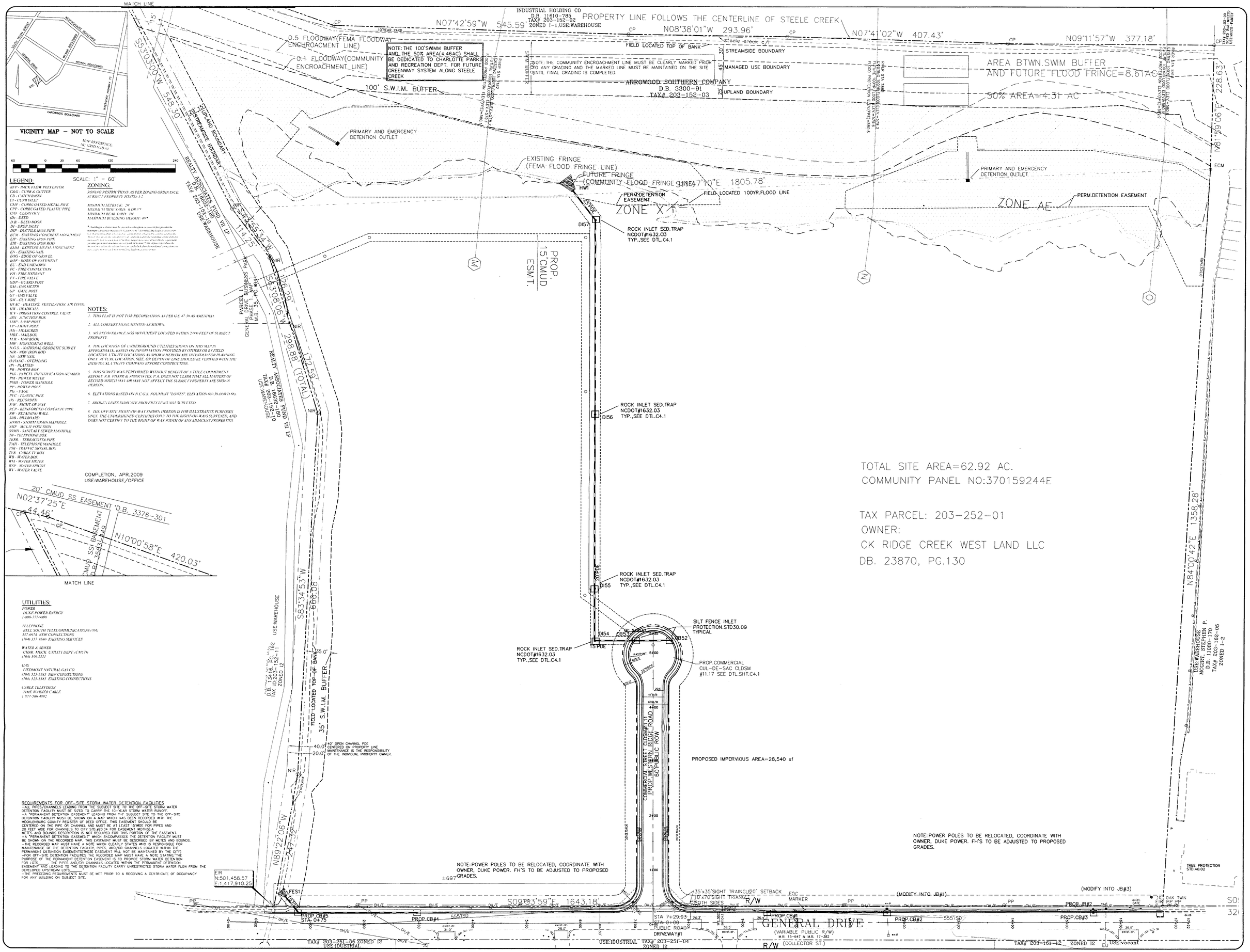

LEGEND:

RFP - RACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
D/W - DRIVEWAY
DB - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EW - EXISTING WALL
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.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
(P) - PLATTED
PB - POWER BOX
P.I.N. - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI POST SIGN
SSMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TCRP - 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

ZONING:

ZONING RESTRICTIONS, AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: I-2

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 0 OR 5**
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 40'*

* Building in excess of forty (40) feet shall be allowed provided the minimum side yard is increased 1 foot for every 1 foot of building height in excess of 40 feet. The fire office shall review the site plan, and shall advise the zoning administrator in writing if there is any objection to such plan. The fire office shall base its objection on the inability of the fire department to adequately protect the structure as set forth in Section 22.209, of the ordinance. Also the fire office shall base its objection on lack of adequate fire hydrants within the building, taking into account such factors as the height of the building.

** Building on a lot that is less than 50 feet in width shall have a minimum side yard of 5 feet.

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION, AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.C.G.S. MONUMENT "LOWEN" ELEVATION 659.96 (NAVD 88).
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS (704)
557-0974 NEW CONNECTIONS
(704) 557-9300 EXISTING SERVICES

WATER & SEWER
CHAR. MECK. UTILITY DEPT. (CMUD)
(704) 399-2327

GAS
PIEDMONT NATURAL GAS CO
(704) 525-5585 NEW CONNECTIONS
(704) 525-5585 EXISTING CONNECTIONS

CABLE TELEVISION
TIME WARNER CABLE
1-877-566-4992

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 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).& 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.

REV.		DATE
1	D.O. COMMENTS	3.13.09
2	D.O. COMMENTS	3.17.09
3	D.O. COMMENTS	3.23.09
4	DOT COMMENTS	3.27.09

PROJECT MANAGER
DESIGN BY
APPROVED BY
FILE NAME
DRAWING SCALE 1"=60'
PROJECT DATE
DRAWN BY
CHECKED BY
PLOT DATE 3/27/2009
PAGE 1 OF 1
PLOT SCALE 1:60

GEOSCIENCE GROUP
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Charlotte, NC 28213
Phone: 704.521.2203
Fax: 704.521.2210
www.geosciencegroup.com

RIDGE CREEK WEST
CHARLOTTE, NORTH CAROLINA
CHILDRESS KLEIN PROPERTIES

OVERALL SITE PLAN

APPROVED FOR CONSTRUCTION
CMPC SCS
4/2/09

SEAL 10725 ENGINEER KEVIN S. CALDWELL

C1.1