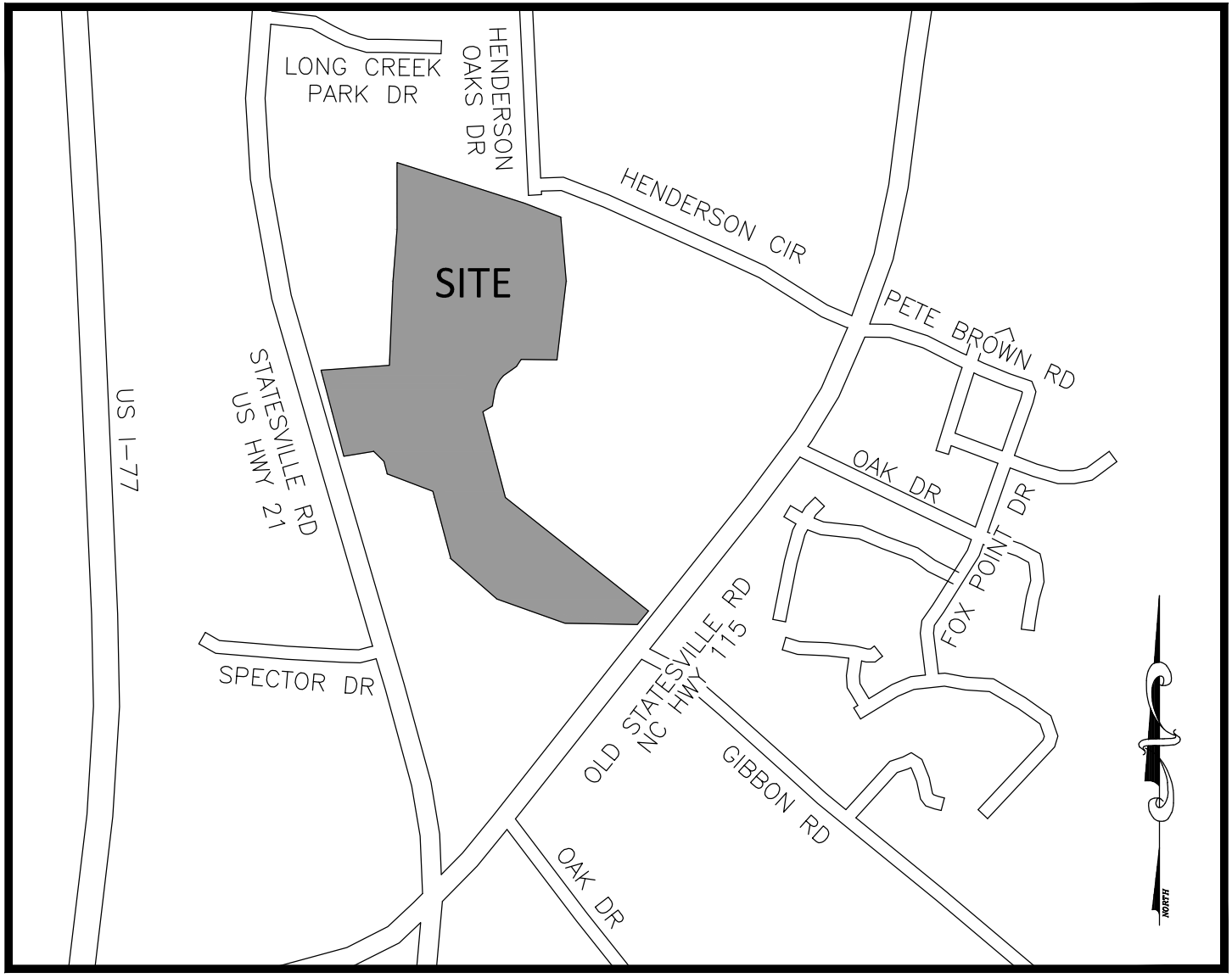
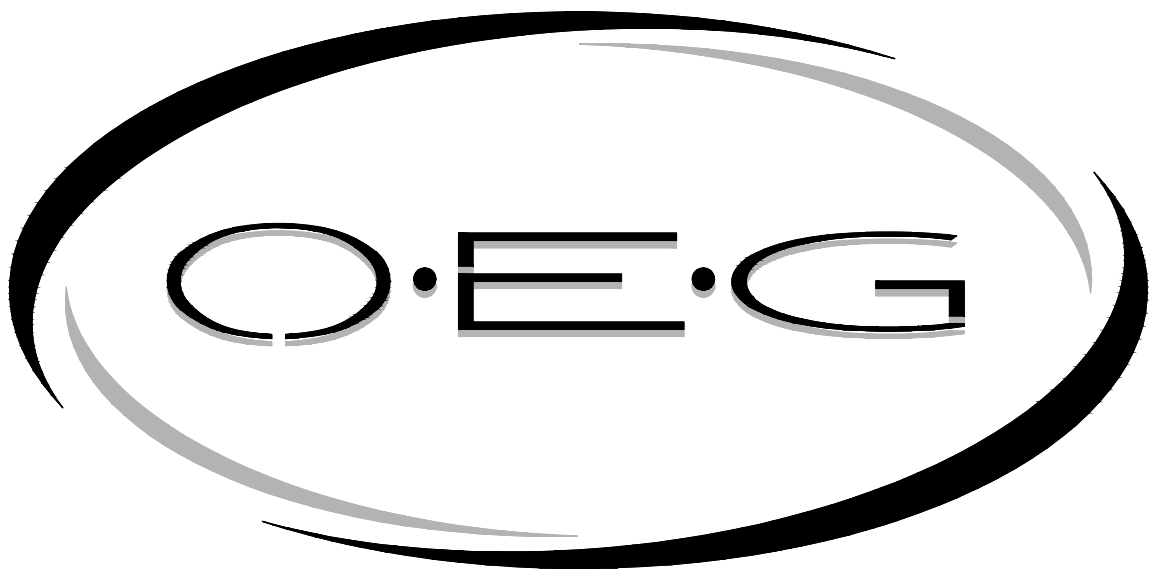


METROLINA PARK

CHARLOTTE, NORTH CAROLINA



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

SHEET INDEX

- C1.1 EXISTING CONDITIONS
- C1.2 DEMOLITION PLAN
- C2.0 PRELIMINARY SUBDIVISION PLAN
- C2.1 ENLARGED SITE PLAN
- C2.2 ENLARGED SITE PLAN
- C2.3 ENLARGED SITE PLAN
- C2.4 ENLARGED SITE PLAN
- C2.5 ENLARGED SITE PLAN
- C2.6 ENLARGED SITE PLAN
- C2.7 PUBLIC ROAD PROFILES
- C2.8 GIBBON ROAD CROSS SECTIONS
- C2.9 GIBBON ROAD CROSS SECTIONS
- C2.10 GIBBON ROAD CROSS SECTIONS
- C2.11 GIBBON ROAD CROSS SECTIONS
- C2.12 GIBBON ROAD CROSS SECTIONS
- C2.13 GIBBON ROAD CROSS SECTIONS
- C2.14 GIBBON ROAD CROSS SECTIONS
- C2.15 GIBBON ROAD CROSS SECTIONS
- C2.16 EXPO DRIVE CROSS SECTIONS
- C2.17 STATESVILLE ROAD CROSS SECTIONS
- C2.18 STATESVILLE ROAD CROSS SECTIONS
- C2.19 OLD STATESVILLE ROAD CROSS SECTIONS

- C2.21 SIGHT DISTANCE
- C2.22 TRAFFIC CONTROL PLANS
- C2.24 SITE DETAILS
- C2.25 SITE DETAILS
- C2.26 SITE DETAILS
- C3.0 OVERALL GRADING PLAN
- C3.1 ENLARGED GRADING & DRAINAGE PLAN
- C3.2 ENLARGED GRADING & DRAINAGE PLAN
- C3.3 ENLARGED GRADING & DRAINAGE PLAN
- C3.4 ENLARGED GRADING & DRAINAGE PLAN
- C3.5 ENLARGED GRADING & DRAINAGE PLAN
- C3.6 ENLARGED GRADING & DRAINAGE PLAN
- C3.7 STORM PROFILES
- C3.8 STORM PROFILES
- C3.9 STORM PROFILES
- C3.10 STORM PROFILES
- C3.11 STORM PROFILES
- C3.11A STORM PROFILES
- C3.12 GRADING & DRAINAGE DETAILS
- C3.13 GRADING & DRAINAGE DETAILS



FINAL APPROVAL

PROJECT NUMBER:

ENGINEERING

PCSO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT <http://charlottenc.gov/ld>

SDRCR-2018-00006

APPROVED
By mark chapman at 11:23 am, Jun 11, 2018

APPROVED

APPROVED
By rgrochoske at 1:11 pm, Jun 07, 2018

OK as Noted on Sheet C2.6. CDOT needs two (2) +/- 20' x 20' SUE for future traffic signal hardware.

REVISION

APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By: Joshua Weaver 6-11-2018 1 of 2

DEQ (FORMERLY NCDENR) 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 AFOREMENTIONED "PUBLIC SYSTEM" STATUS AND REQUIREMENTS. OBTAINING A "WMP" DESIGNATION. "WMP" 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	4"
3" PRIVATE WM	PVC	1145'
6" PRIVATE WM	PVC	225'
8" PRIVATE FP	PVC	1,628'
10" PRIVATE FP	PVC	6,535'
TOTAL PRIVATE		9,557'

NUMBER OF PRIVATE FIRE HYDRANTS: 5

ISSUING PROJECT PERMIT NUMBER: DATE:

SIGNING OFFICIAL: TITLE:

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

CC ON CENTER

OCB OFFSET CATCH BASIN

OCS OUTLET CONTROL STRUCTURE

OEG ORSBORN ENGINEERING GROUP

OVDH 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

TYP TYPICAL

UG UNDERDRAIN

UG UNDERGROUND

VC VERTICAL CURVE

VCP VETRIFIED 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

ABBREVIATIONS

A ALGEBRAIC DIFFERENCE

AC ACRES

AC/FT ACRE FOOT/FEET

ADT AVERAGE DAILY TRAFFIC

ALT ALTERNATE

APPROX APPROXIMATE

ASPH ASPHALT

AVG AVERAGE

BFP BACKFLOW PREVENTER

BL BASELINE

BUILD BUILDING

BLVD BOULEVARD

BM BENCHMARK

BS BLOWOFF

BOC BACK OF CURB

BOT BOTTOM

C CATCHMENT

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

DBL DOUBLE

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

FI 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

LON 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 ENVIROMENT AND NATURAL RESOURCES

NCDOT NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

NIC NOT IN CONTRACT

NO OR # NUMBER

NOM NOMINAL

NTS NOT TO SCALE

OC ON CENTER

OCB OFFSET CATCH BASIN

OCS OUTLET CONTROL STRUCTURE

OEG ORSBORN ENGINEERING GROUP

OVDH OVERHEAD

PC POINT OF CURVATURE

PCD POINT OF COMPOUND CURVATURE

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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

06/27/17

04/10/18

JOB #

15029

DATE:

04/29/16

COVER C0.0

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 CDDTS WORK AREA TRAFFIC CONTROL HANDBOOK (WATON) AND MUST BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL 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 EASEMENT (PCEC) 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 MAINTAINLY 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" ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6992 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.

ZONING CODE SUMMARY

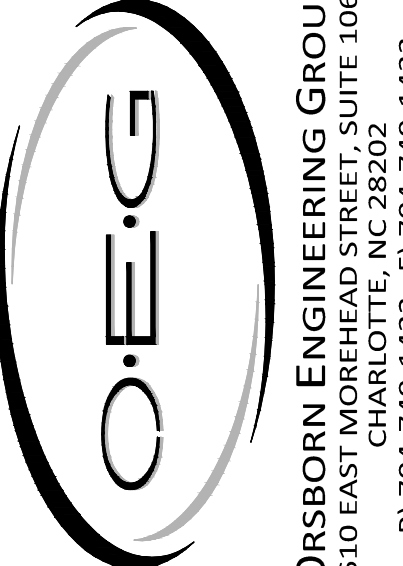
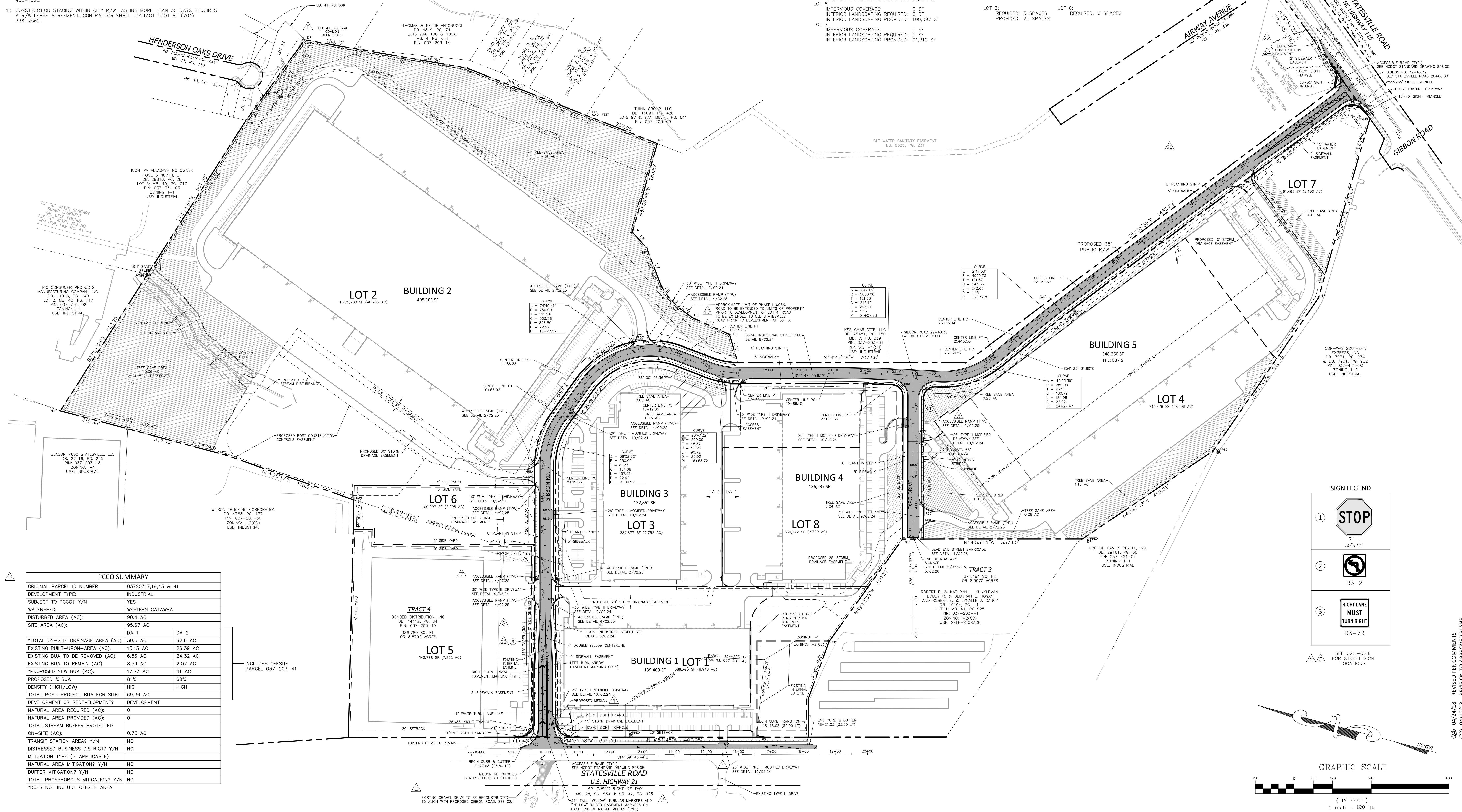
PROJECT NAME: METROUNA PARK
OWNER: BEACON PARTNERS
OWNER ADDRESS: 610 EAST MOREHEAD ST., CHARLOTTE, NC 28202
PLANS PREPARED BY: ORSBORN ENGINEERING GROUP
ZONING: I-1
PROPOSED USE: INDUSTRIAL
AVERAGE BUILDING HEIGHT: <40 FEET
BUILDING COVERAGE: 1,638,639 SQ. FT.
OVERALL LOT SIZE: 95.67 SQ. FT./ACRES
TAX LOT: 03720317, 03720319, 03720343, 03720341
PHONE #: (704) 749-1432
JURISDICTION: CHARLOTTE
NUMBER OF BUILDINGS: 1
EXISTING PROPOSED RATIO: 0.39:1
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
SIDE (L): NO / YES
SIDE (R): NO / YES
PARKING ONLY: NO (YES)
LANDSCAPING REQUIREMENTS:
LANDSCAPE REQUIREMENTS:
LOT 1, LOT 3, AND LOT 8
IMPERVIOUS COVERAGE: 823,723 SF
INTERIOR LANDSCAPING PROVIDED: 243,526 SF
LOT 2
IMPERVIOUS COVERAGE: 929,302 SF
INTERIOR LANDSCAPING PROVIDED: 82,930 SF
LOT 4
IMPERVIOUS COVERAGE: 599,604 SF
INTERIOR LANDSCAPING PROVIDED: 149,872 SF
LOT 5
IMPERVIOUS COVERAGE: 272,008 SF
INTERIOR LANDSCAPING PROVIDED: 27,201 SF
LOT 6
IMPERVIOUS COVERAGE: 0 SF
INTERIOR LANDSCAPING PROVIDED: 0 SF
LOT 7
IMPERVIOUS COVERAGE: 0 SF
INTERIOR LANDSCAPING PROVIDED: 91,312 SF

PARKING DATA:

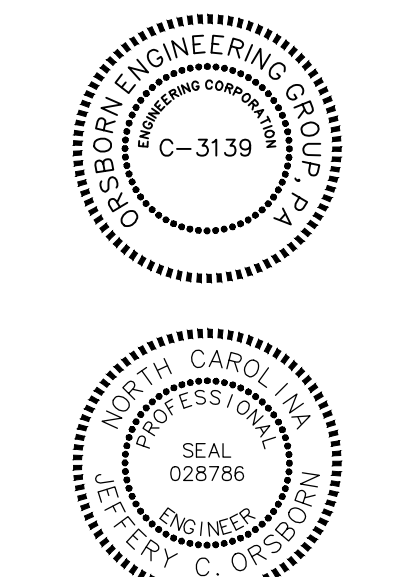
AUTOMOBILE:
REQUIRED: 1 SPACE/4000 SF OF WAREHOUSE USE + 1 SPACE/400 SF OF OFFICE USE
LOT 1: REQUIRED: 44 SPACES PROVIDED: 123 SPACES
LOT 2: REQUIRED: 142 SPACES PROVIDED: 165 SPACES
LOT 3: REQUIRED: 43 SPACES PROVIDED: 190 SPACES
LOT 4: REQUIRED: 126 SPACES PROVIDED: 143 SPACES
LOT 5: REQUIRED: 53 SPACES PROVIDED: 59 SPACES
LOT 6: REQUIRED: 0 SPACES
LOT 7: REQUIRED: 43 SPACES PROVIDED: 139 SPACES
LOT 8: REQUIRED: 0 SPACES
BICYCLE:
REQUIRED (SHORT TERM) = 1% OF AUTO SPACES REQUIRED
REQUIRED (LONG TERM) = 1/4,000 SF
LOT 1: REQUIRED (SHORT TERM): 0 SPACES PROVIDED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 3 SPACES INSIDE BUILDING
LOT 2: REQUIRED (SHORT TERM): 1 SPACES PROVIDED (SHORT TERM): 2 SPACES REQUIRED (LONG TERM): 12 SPACES INSIDE BUILDING
LOT 3: REQUIRED (SHORT TERM): 0 SPACES PROVIDED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 3 SPACES INSIDE BUILDING
LOT 4: REQUIRED (SHORT TERM): 4 SPACES PROVIDED (SHORT TERM): 4 SPACES REQUIRED (LONG TERM): 9 SPACES INSIDE BUILDING (1 SPACE TENANT A, 8 SPACES TENANT B)
LOT 5: REQUIRED (SHORT TERM): 0 SPACES PROVIDED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 0 SPACES
LOT 6: REQUIRED: 6 SPACES PROVIDED: 6 SPACES
LOT 7: REQUIRED: 0 SPACES
LOT 8: REQUIRED (SHORT TERM): 0 SPACES PROVIDED (SHORT TERM): 0 SPACES REQUIRED (LONG TERM): 3 SPACES INSIDE BUILDING

EACH SPECULATIVE BUILDING IS PROPOSED TO BE A SINGLE TENANT BUILDING. SEE ARCHITECTURAL PLAN SHEET C002 FOR LONG TERM BIKE PARKING SPACES - (TYP.)



SUBDIVISION PLAN FOR METROUNA PARK CHARLOTTE, NORTH CAROLINA

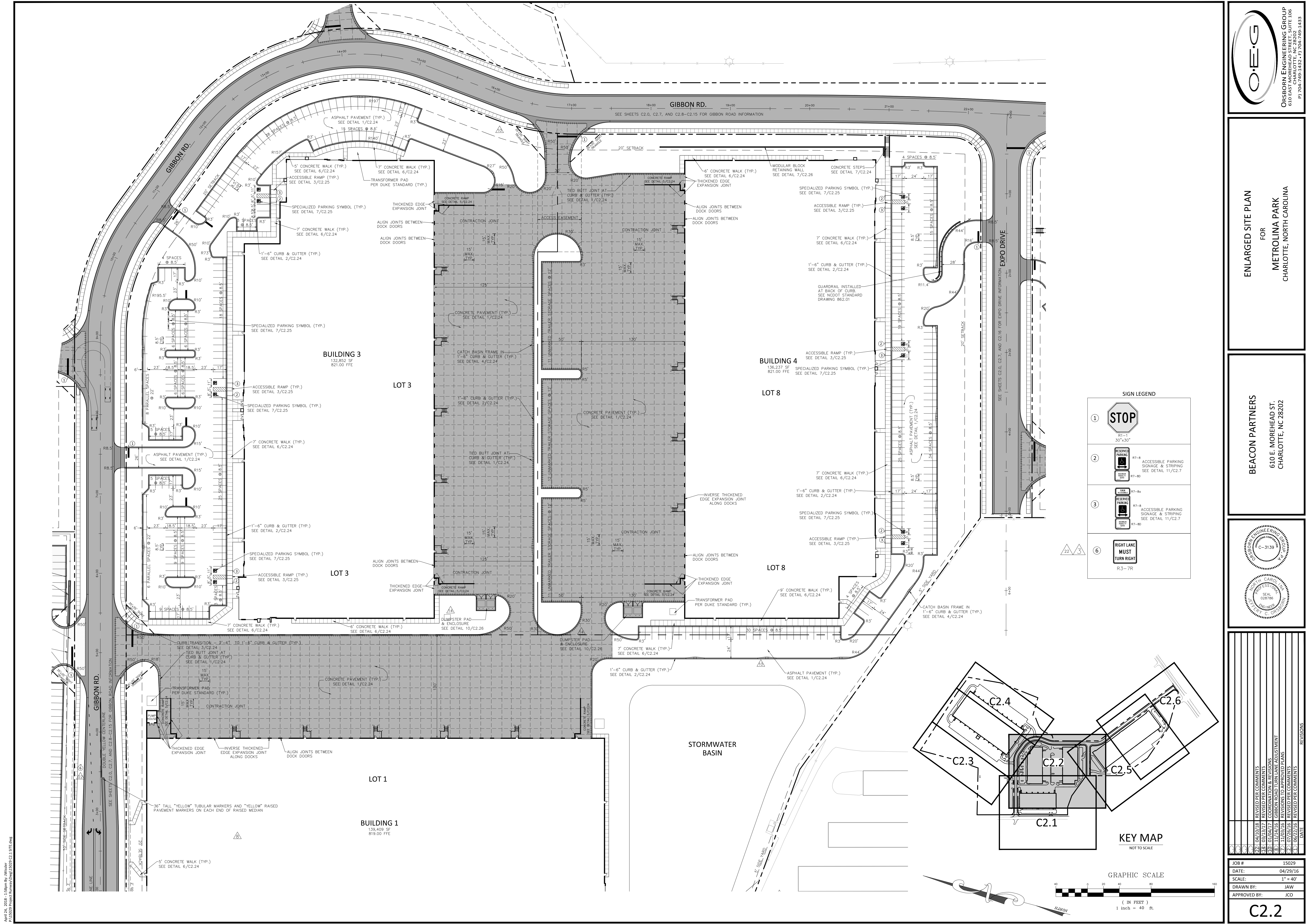
BEACON PARTNERS 610 E. MOREHEAD ST. CHARLOTTE, NC 28202



REVISIONS	DATE	DESCRIPTION
01	04/24/18	REVISION PER COMMENTS
02	04/10/18	REVISION TO APPROVED PLANS
03	12/27/17	REVISION TO APPROVED PLANS
04	09/28/17	REVISION PER COMMENTS
05	09/06/17	REVISION TO APPROVED PLANS
06	06/27/17	REVISION PER COMMENTS
07	03/13/17	REVISION TO APPROVED PLANS
08	11/03/16	REVISIONS TO APPROVED PLANS
09	09/07/16	REVISION PER COMMENTS
10	07/26/16	REVISION PER COMMENTS
11	07/19/16	REVISION PER NCDOT COMMENTS
12	06/22/16	REVISION PER COMMENTS

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

C2.0



NO.	DATE	REVISIONS
1	04/29/16	REVISED PER COMMENTS
2	07/26/16	REVISED PER COMMENTS
3	07/26/16	REVISED PER COMMENTS
4	07/26/16	REVISED PER COMMENTS
5	07/26/16	REVISED PER COMMENTS
6	07/26/16	REVISED PER COMMENTS
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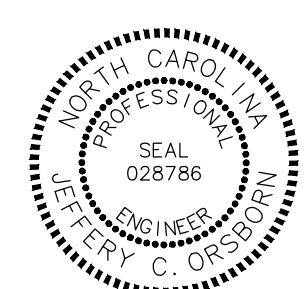
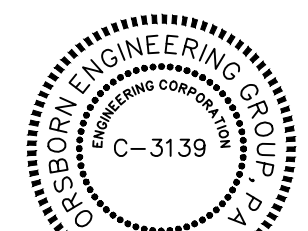




ENLARGED SITE PLAN
FOR
METROLINA PARK
CHARLOTTE, NORTH CAROLINA

BEACON PARTNERS

610 E. MOREHEAD ST.
CHARLOTTE, NC 28202

[illegible]

JOB #	15029
DATE:	04/29/16
SCALE:	1" = 40'
DRAWN BY:	JAW
APPROVED BY:	JCO

C2.4



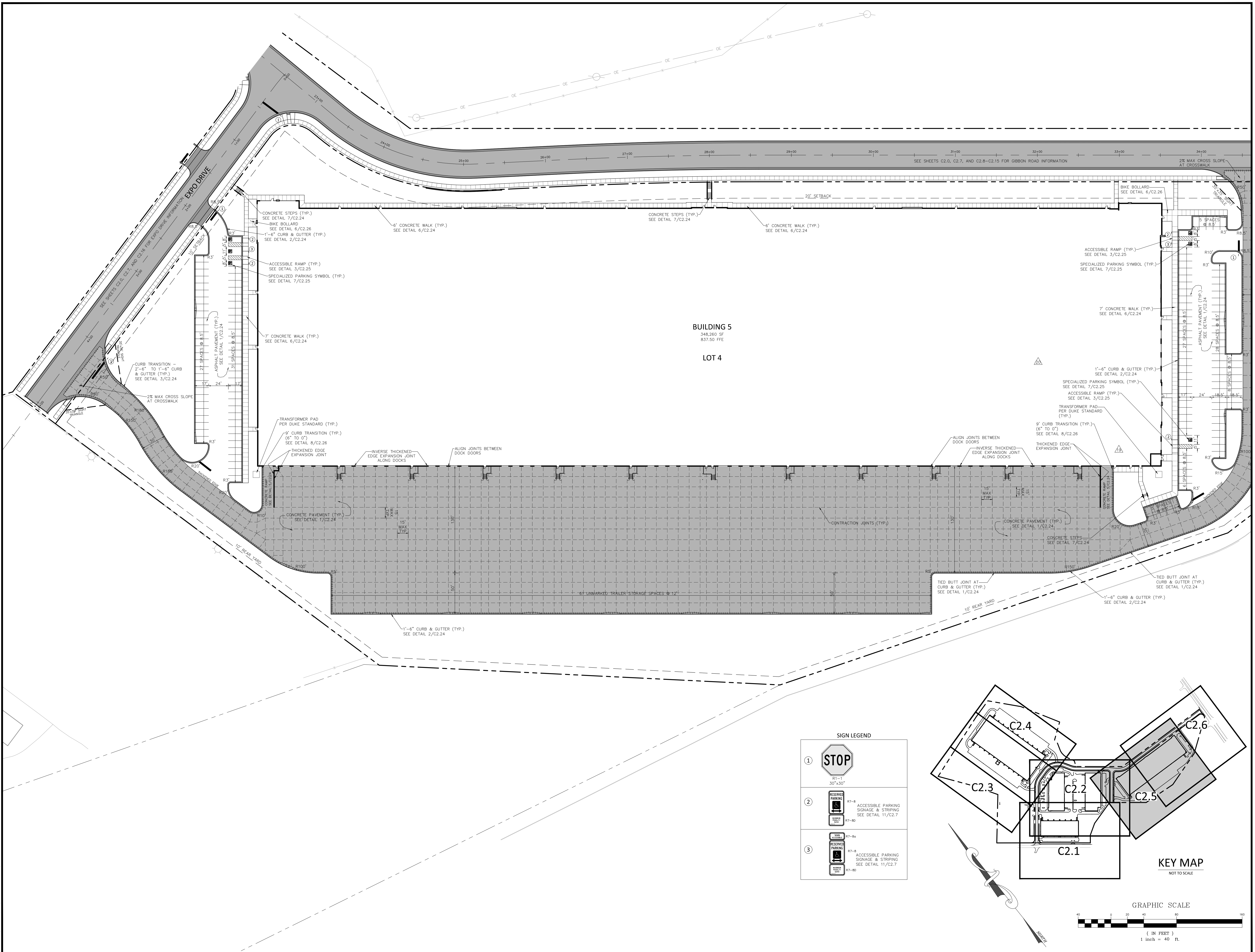
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CHARLOTTE, NC 28202

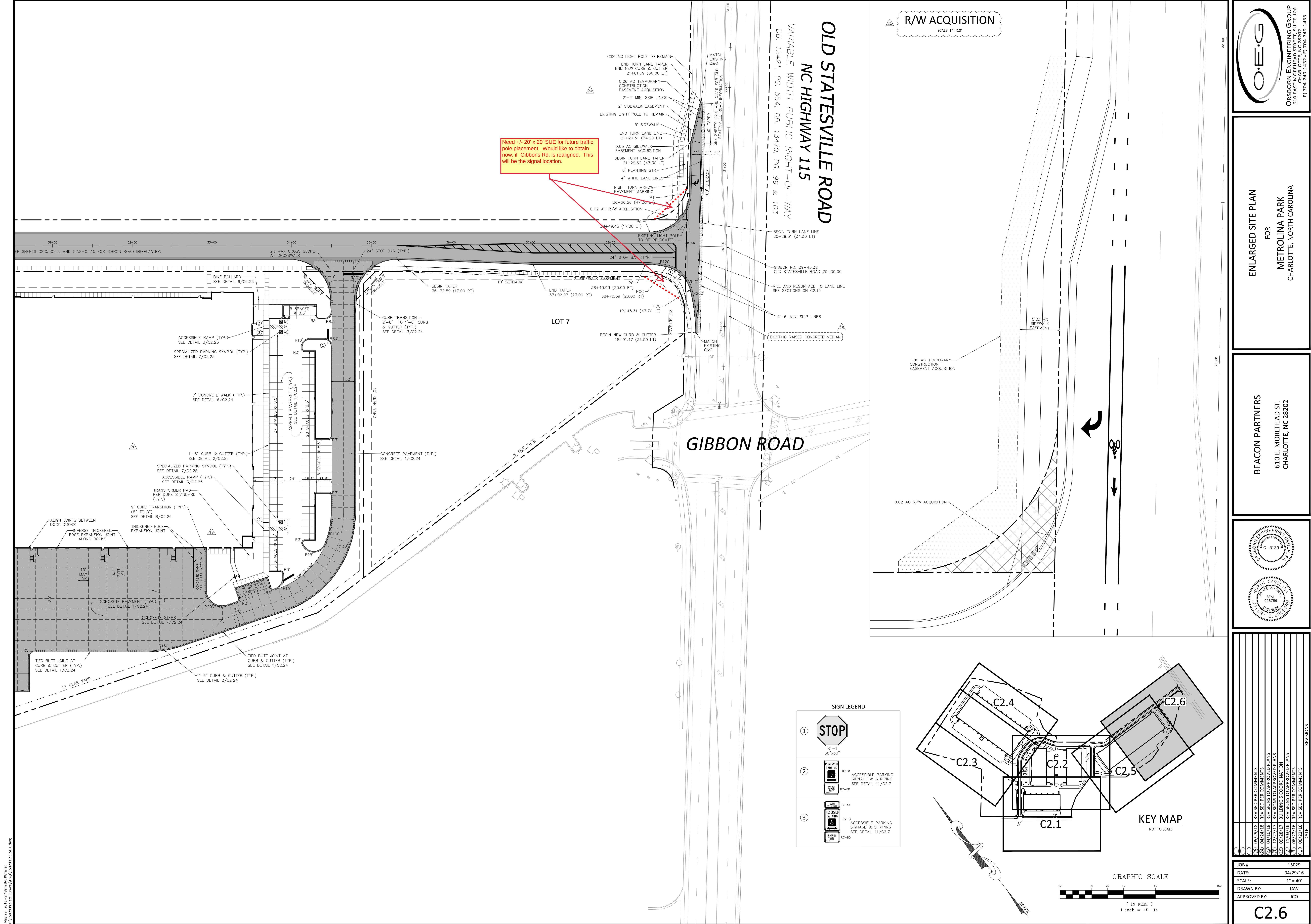


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APPROVED BY:	JCO

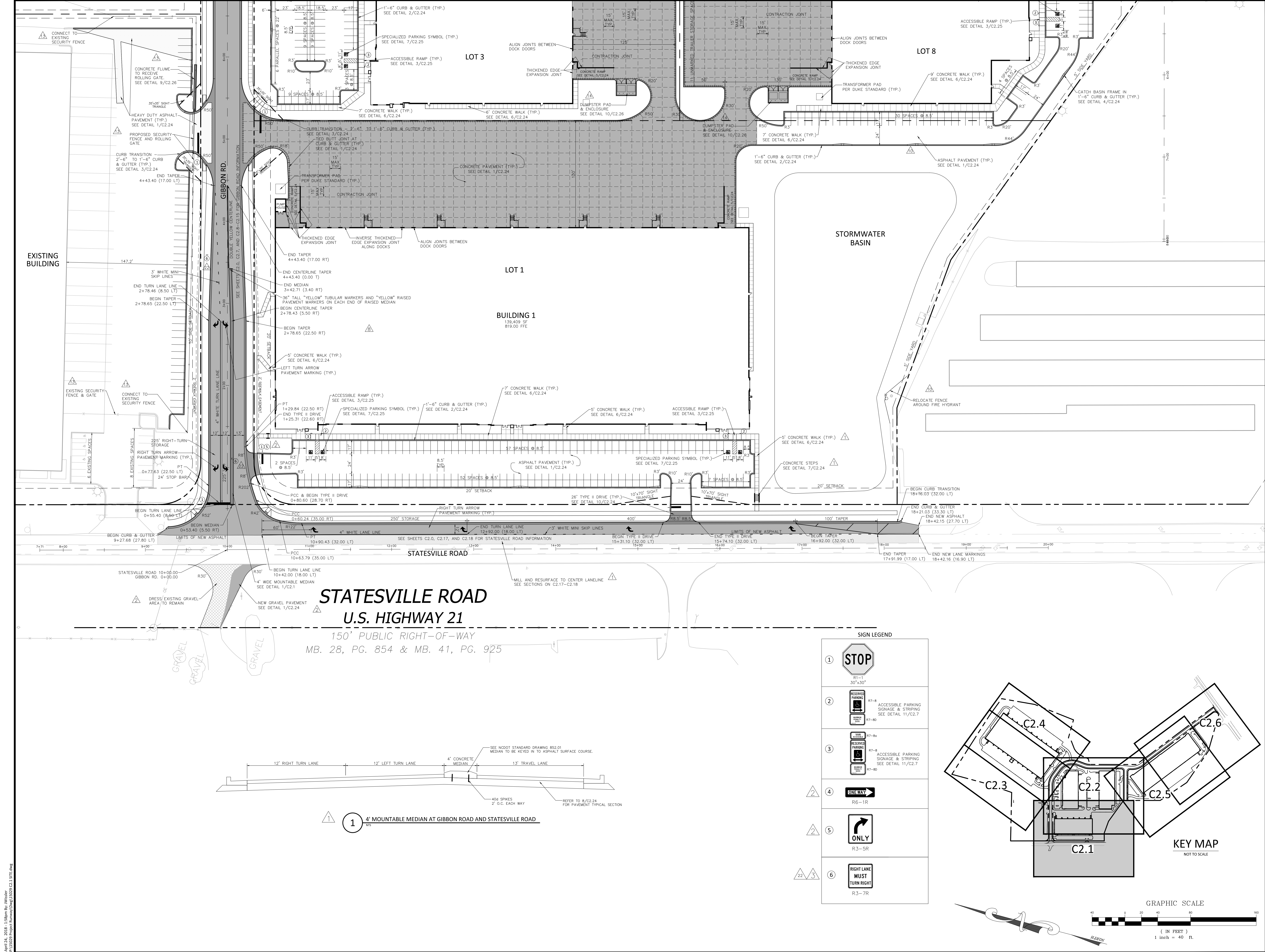
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	04/29/16
	1" = 40'
BY:	JAW
ED BY:	JCO



May 29, 2018 - 9:48am by: Misker
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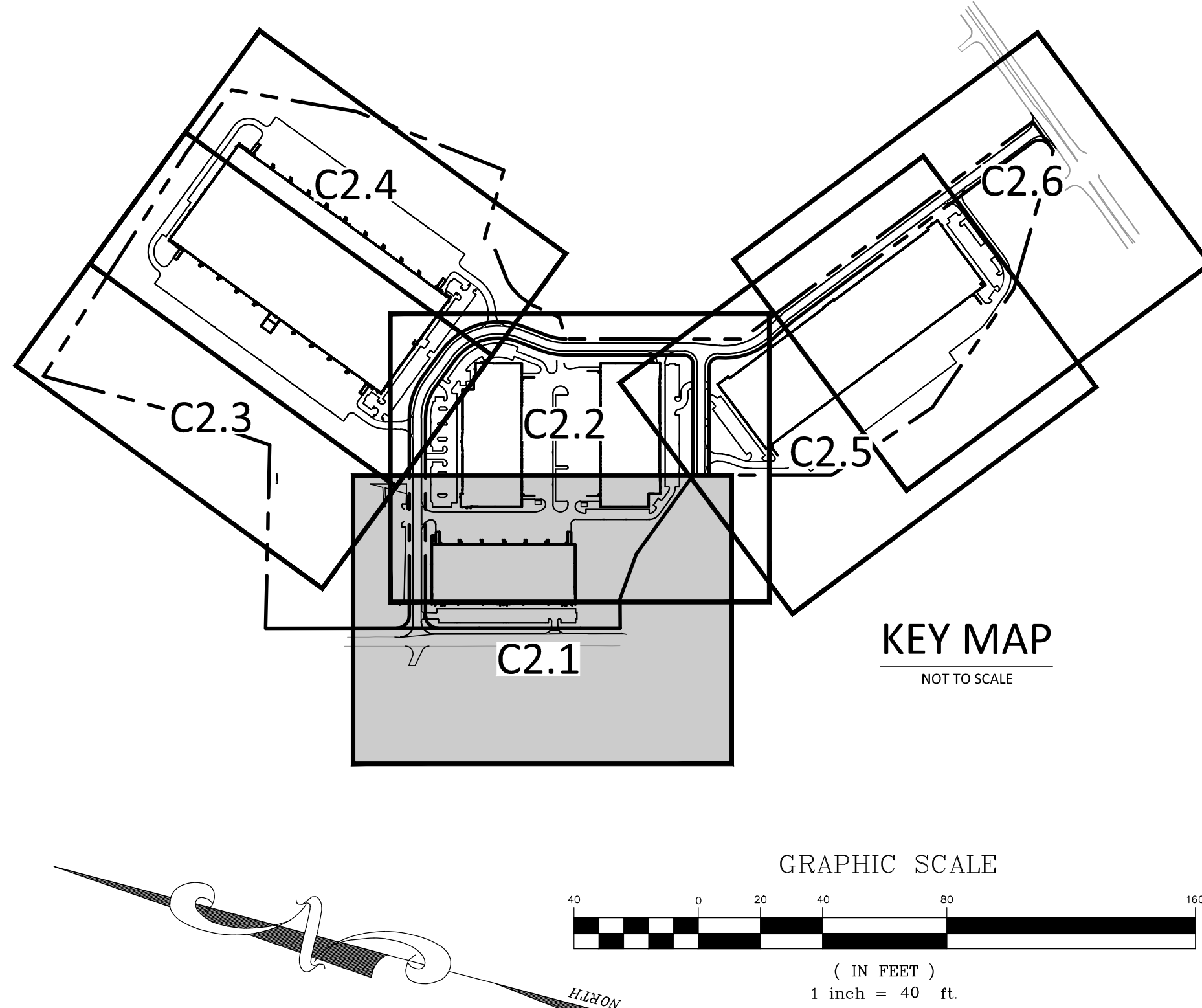
April 24, 2018 - 1:58pm By: JAW
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STATESVILLE ROAD
U.S. HIGHWAY 21

150' PUBLIC RIGHT-OF-WAY
MB. 28, PG. 854 & MB. 41, PG. 925

SIGN LEGEND	
1	STOP R1-1 30"x30"
2	RESERVED PARKING R7-8 ACCESSIBLE PARKING SIGNAGE & STRIPING SEE DETAIL 11/C2.7
3	VAN RESERVED PARKING R7-8 ACCESSIBLE PARKING SIGNAGE & STRIPING SEE DETAIL 11/C2.7
4	ONE WAY R6-1R
5	ONLY R3-5R
6	RIGHT LANE MUST TURN RIGHT R3-7R



ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P: 704-749-4432 • F: 704-749-4433

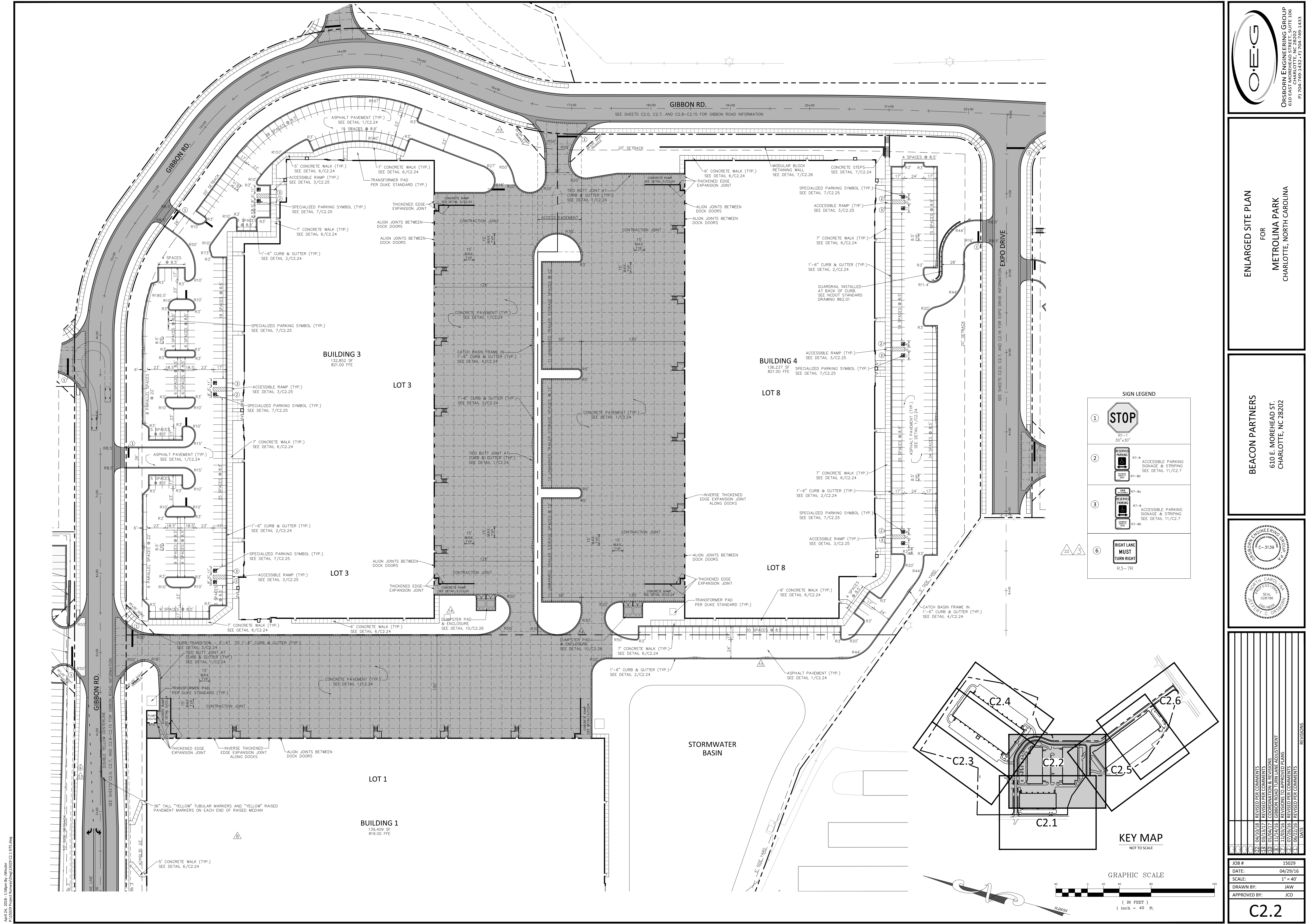
ENLARGED SITE PLAN
FOR
METROLINA PARK
CHARLOTTE, NORTH CAROLINA

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

02/07/17	REVISION PER COMMENTS
03/07/17	REVISION TO APPROVED PLANS
03/13/17	REVISION PER COMMENTS
03/22/17	PER OWNER REQUEST
03/22/17	REVISIONS
03/22/17	GIBBON ROAD TURN LANE ADJUSTMENT
03/22/17	REVISIONS TO APPROVED PLANS
03/22/17	REVISION PER COMMENTS
03/22/17	REVISION PER NCDOT COMMENTS
03/22/17	REVISION PER COMMENTS

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SCALE:	1" = 40'
DRAWN BY:	JAW
APPROVED BY:	JCO

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