

**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

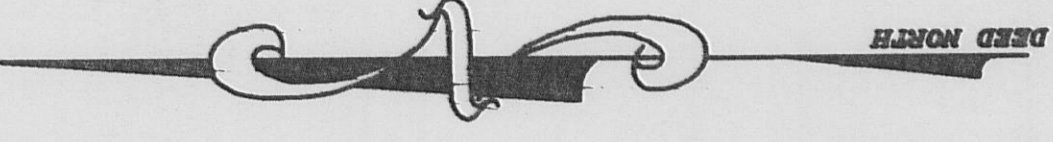
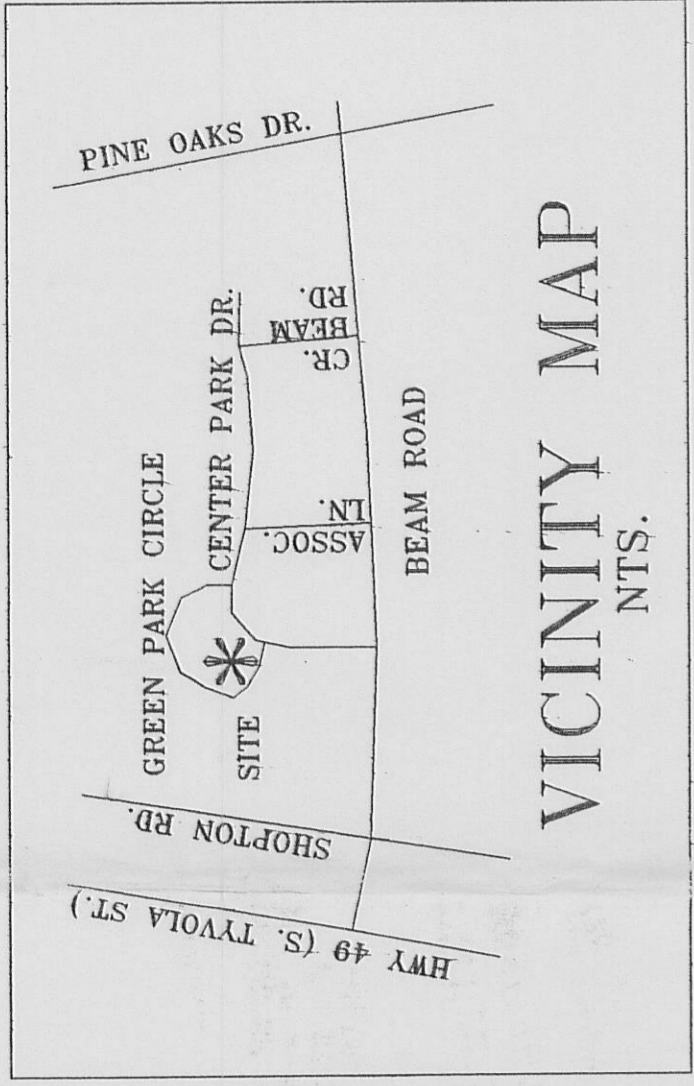
**DATE:** December 13, 1999

**TO:** Robert Brandon  
Zoning Administrator

**FROM:** Martin R. Cramton, Jr.  
Planning Director

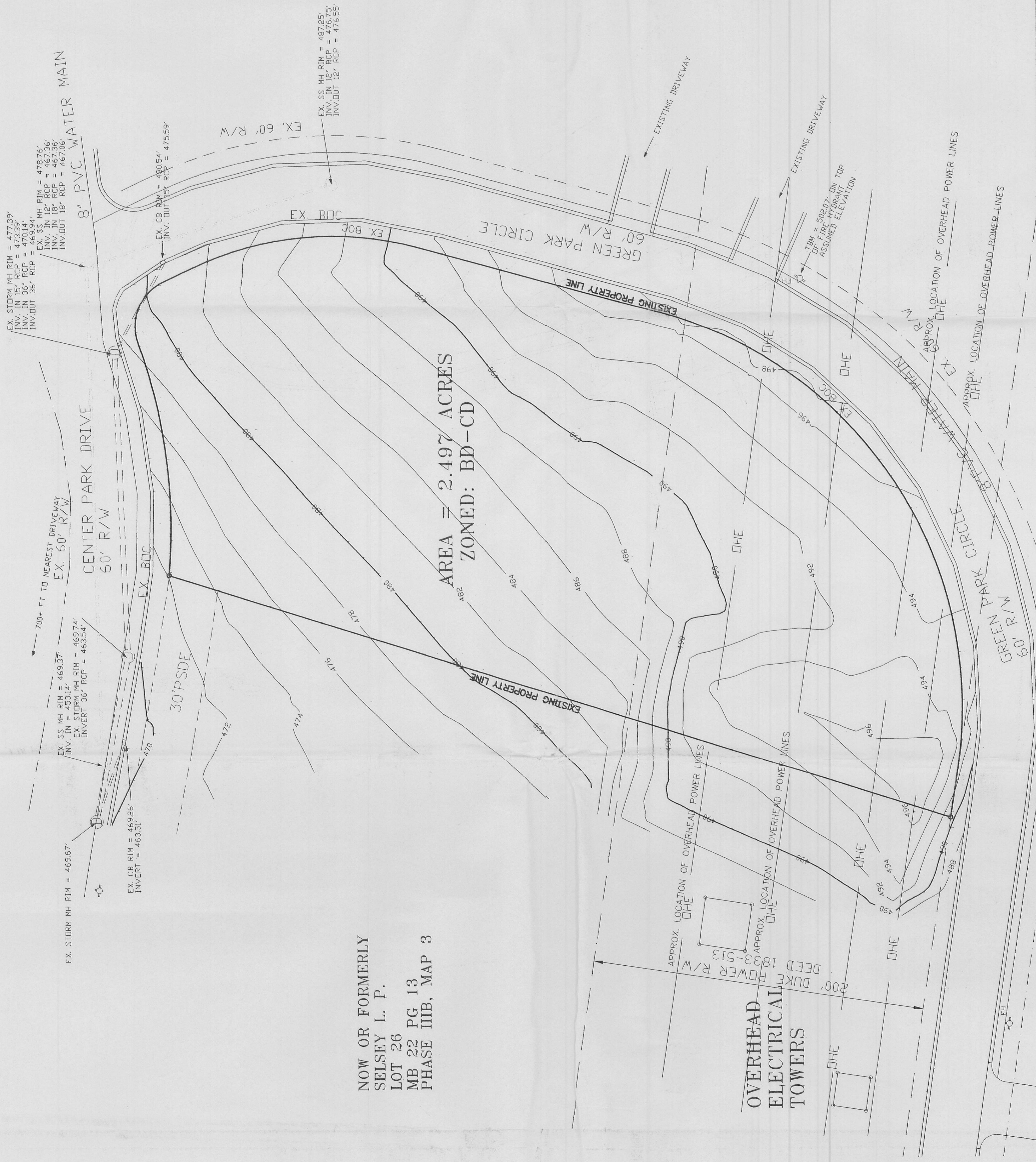
**SUBJECT:** Administrative Approval for Petition No. 82-14(c), Coffey Creek Business Park.

Attached is a site plan for the Dye-Chem International site located in the Coffey Creek Business Park. The plan indicates a reduction in the required 15-foot separation between the building and parking. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

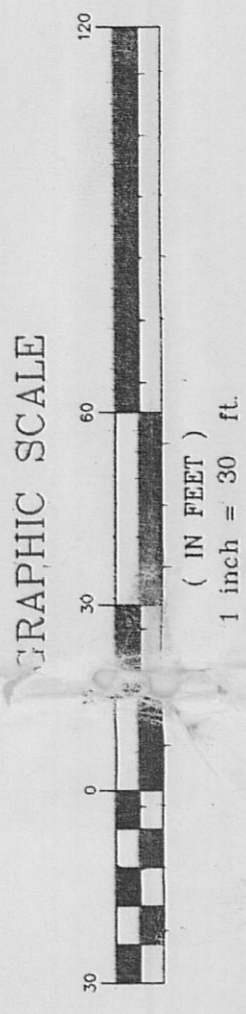


NOW OR FORMERLY  
 SELSEY L. P.  
 LOT 26  
 MB 22 PG 13  
 PHASE IIB, MAP 3

AREA = 2.497 ACRES  
 ZONED: BD-CD



EXISTING SITE CONDITIONS:  
 ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER FURNISHED SURVEY AND FIELD NOTES. THE SURVEY AND FIELD NOTES CONTAIN ANY LARGE OR MATURE EXISTING TREES. THE SITE IS CROWN UP WITH WEEDS AND SCRUB BRUSH.



SURVEY NOTES:  
 ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER FURNISHED SURVEY AND FIELD NOTES. THE SURVEY AND FIELD NOTES CONTAIN ANY LARGE OR MATURE EXISTING TREES. THE SITE IS CROWN UP WITH WEEDS AND SCRUB BRUSH.

**DYE-CHEM INTERNATIONAL**  
 A NEW OFFICE/WAREHOUSE FOR  
**COFFEY CREEK BUSINESS PARK**

DWG. DATE/REVISION DATE  
 AUGUST 7, 1999  
 9/27/99

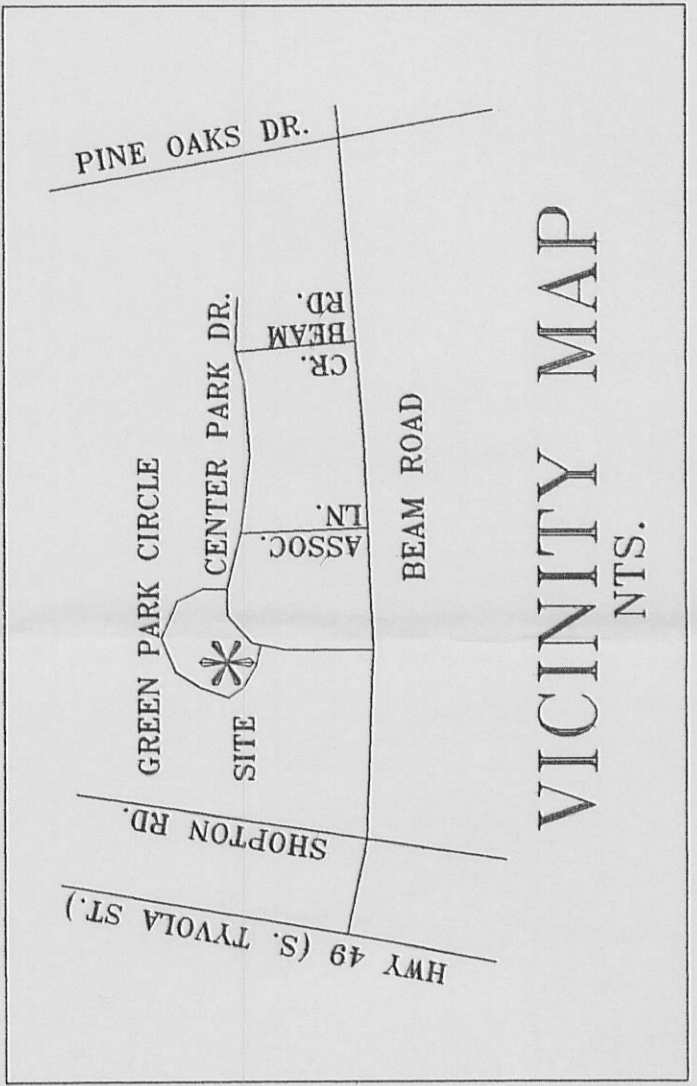
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 ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: December 13, 1999  
 BY: M.A. [Signature]  
 HITE PLANNING AND DESIGN, P.A.  
 624-214 MATTHEWS MINT HILL ROAD  
 MATTHEWS, NC 28105  
 OVERALL FLOOR PLAN SCALE: 1"=30'

EXISTING SITE PLAN  
 FOR  
**DYE-CHEM INTERNATIONAL, INC.**  
 2019 CENTER PARK DRIVE  
 COFFEY CREEK BUSINESS PARK  
 CHARLOTTE, NORTH CAROLINA

**ROBERT E. ETUE, PE**  
 SITE PLANNING  
 FLOOD STUDIES  
 WATER SYSTEM DESIGN  
 WASTEWATER TREATMENT

SANITARY SEWERS  
 STORM DRAINAGE  
 SUBDIVISION DESIGN  
 ROADWAY DESIGN

8712 MASSEE ROBINSON ROAD, WAXHAW, NORTH CAROLINA 28173 (704) 843-7377



- LEGEND**
- ★ LARGE MATURING EVERGREEN SOUTHERN MAGNOLIA, LIVE OAK OR AUSTRALIAN PINE
  - LARGE MATURING NONEVERGREEN SUGAR MAPLE, RED MAPLE OR WILLOW OAK
  - SMALL MATURING EVERGREEN CAROLINA CHERRY-LAUREL, SAVANNAH HOLY OR WAX MYRTLE
  - SMALL MATURING NONEVERGREEN FLOWERING DOGWOOD, EASTERN REDBUD OR Crape Myrtle
  - 36" HIGH EVERGREEN SCREENING 5 GALLON SHRUBS 5' OC ABELIA GRANDA FLORA, WAX MYRTLE OR DWARF BURFORD HOLLY

**DYE-CHEM INTERNATIONAL, INC.**

APPROXIMATE DISTURBED AREA - 2.334 ACRES  
 BUILDING AREA - 53,590 SF  
 APPROXIMATE IMPERVIOUS AREA - 68,695 SF

EXISTING USE: VACANT  
 PROPOSED USE: WAREHOUSE & OFFICE

PARKING REQUIRED: 31 SPACES (PER ZONING ORDINANCE SECTION 12.202)  
 WAREHOUSE FACILITY: 25 SPACES @ 25' x 70' x 10' = 17,500 SF  
 OFFICE FACILITY: 6 SPACES @ 25' x 30' x 10' = 1,500 SF  
 PROPOSED OFFICE AREA = 6,230 SF @ 1 SPACE PER 400 SF = 15 SPACES  
 TOTAL REQUIRED = 23 SPACES  
 REGULAR = 22 & ACCESSIBLE = 1

PARKING PROVIDED: TOTAL OF 26 SPACES  
 ACCESSIBLE REQUIRED: 1 SPACE W/ 1 VAN ACCESSIBLE  
 ACCESSIBLE PROVIDED: 2 SPACES W/ 1 VAN ACCESSIBLE  
 EMPHASIS PROVIDED: 3 SPACES  
 REGULAR PROVIDED: 23 SPACES

**CHAPTER 21 CITY TREE ORDINANCE CODE SUMMARY**

- PERIMETER TREE REQUIREMENTS:**
- LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS:
  - STREET: CENTER PARK DRIVE / 65 FT. = 6 TREES REQUIRED / 6 TREES PROVIDED
  - STREET: GREEN PARK DRIVE / 71 FT. = 21 TREES REQUIRED / 21 TREES PROVIDED
  - POWER LINE RIGHT OF WAY: 371 FT = 12 SMALL TREES REQUIRED / 13 SMALL TREES PROVIDED
- IF OVERHEAD DISTRIBUTION POWER LINES EXIST ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 35 FT. OF LINES. OTHERWISE 50% OF NEW TREES MUST BE LARGE MATURING.
- INTERNAL TREE REQUIREMENTS:**
- ONE TREE PER 1,000 SQ. FT. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF PERIMETER SHALL BE CONSIDERED PART OF IMPERVIOUS AREA.
  - RENOVATED SITES AND 10% FOR NEW SITES
  - CALCULATIONS: IMPERVIOUS AREA = 68,695 SQ. FT.  
 LANDSCAPE AREA = 6,870 SQ. FT. = 10.1% OF TOTAL IMPERVIOUS (ENTIRE SITE)  
 TOTAL SITE AREA = 108,778.12 SQ. FT.
  - \* INTERNAL TREE REQUIREMENT: IMPERVIOUS AREAS / 10,000 = 7 TREES.
- ATTENTION CONTRACTOR / LANDSCAPER**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONDITIONS THAT AFFECT TREE SPECIES FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONSULTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

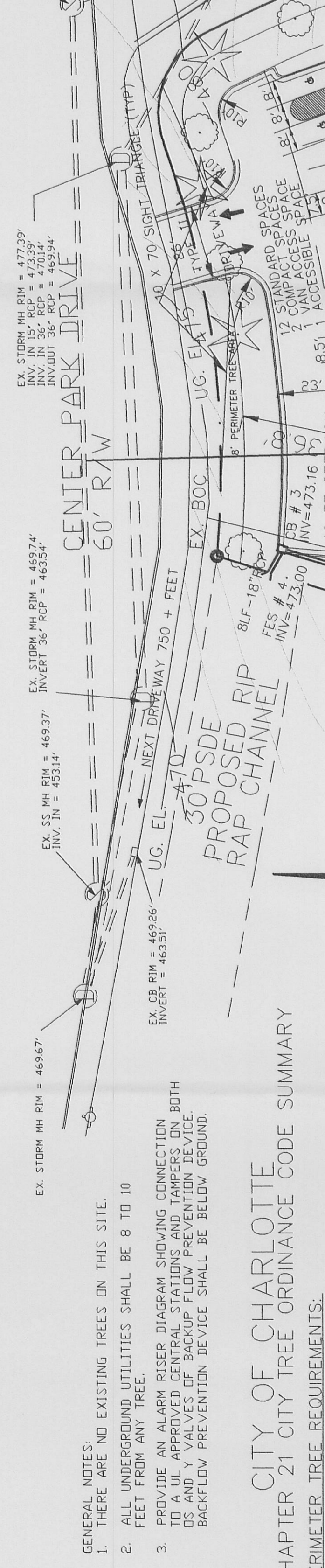
- CMUD NOTES:**
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD-REQUIRED BACKFLOW PREVENTER.
  - A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
  - BACKFLOW PREVENTER'S SIZE, TYPE, TYPE OF INSTALLATION, AND TYPE OF ENCLOSURE SHALL BE DETERMINED BY A MECHANICAL ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE BACKFLOW PREVENTER AND ITS ENCLOSURE PER MINIMUM REQUIREMENTS. DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY INSTALLED BELOW-GROUND WITHIN CONCRETE VAULT PER CMUD REQUIREMENTS. SEE CMUD STANDARD DETAIL DRAWINGS 1 THRU 12 OF 12 IN THE CMUD SEE POLICIES, PROCEDURES, STANDARDS AND SPECIFICATIONS MANUAL.

**OVERHEAD ELECTRICAL TOWERS**



- GENERAL NOTES:**
- THERE ARE NO EXISTING TREES ON THIS SITE.
  - ALL UNDERGROUND UTILITIES SHALL BE 8 TO 10 FEET FROM ANY TREE.
  - PROVIDE AN ALARM RISER DIAGRAM SHOWING CONNECTION TO A UL APPROVED CENTRAL STATIONS AND TAMPERS ON BOTH DS AND V VALVES UP BACKUP FLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE SHALL BE BELOW GROUND.

**CITY OF CHARLOTTE**



EX. STORM MH RIM = 469.37' INV. IN 15' RCP = 473.39' INV. IN 18' RCP = 476.36' INV. IN 24' RCP = 481.34' INV. IN 36' RCP = 493.34'

EX. STORM MH RIM = 469.37' INV. IN 15' RCP = 473.39' INV. IN 18' RCP = 476.36' INV. IN 24' RCP = 481.34' INV. IN 36' RCP = 493.34'

EX. CB RIM = 469.26' INV. IN 18' RCP = 473.24' INV. IN 24' RCP = 478.22' INV. IN 36' RCP = 485.20'

EX. SS MH RIM = 478.76' INV. IN 15' RCP = 482.78' INV. IN 18' RCP = 487.76' INV. IN 24' RCP = 492.74' INV. IN 36' RCP = 499.72'

EX. CB RIM = 487.25' INV. IN 12' RCP = 492.23' INV. IN 18' RCP = 497.21' INV. IN 24' RCP = 502.19'



1 inch = 30 ft.

REVISIONS:  
 8/02/99  
 9/27/99  
 11/15/99  
 12/06/99

**PROPOSED SITE PLAN**

FOR  
**DYE-CHEM INTERNATIONAL, INC.**  
 2019 CENTER PARK DRIVE  
 COFFEY CREEK BUSINESS PARK  
 CHARLOTTE, NORTH CAROLINA

ROBERT E. ETUE, PE  
 SITE PLANNING  
 SANITARY SEWERS  
 FLOOD STUDIES  
 WATER SYSTEM DESIGN  
 WASTEWATER TREATMENT  
 ROADWAY DESIGN  
 8712 MAGGIE ROBINSON ROAD, WAXHAW, NORTH CAROLINA 28173 (704) 843-7377



DATE: 12/1/99

1 OF 11

C:\ACT\NWB\DYE-CHEM\ADP-PLANNING

1998 HITE PLANNING AND DESIGN, P.A.

OVERALL FLOOR PLAN SCALE: 1"=30'

A NEW OFFICE/WAREHOUSE FOR COFFEY CREEK BUSINESS PARK  
**DYE-CHEM INTERNATIONAL**  
 AUGUST 7, 1999  
 DWG. DATE/REVISION DATE

**DYE-CHEM INTERNATIONAL**  
**COFFEY CREEK BUSINESS PARK**

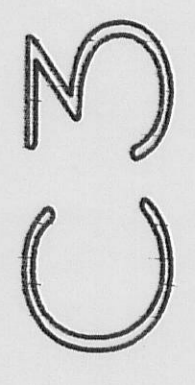
A NEW OFFICE/WAREHOUSE FOR

DWG. DATE/REVISION DATE  
 AUGUST 7, 1999

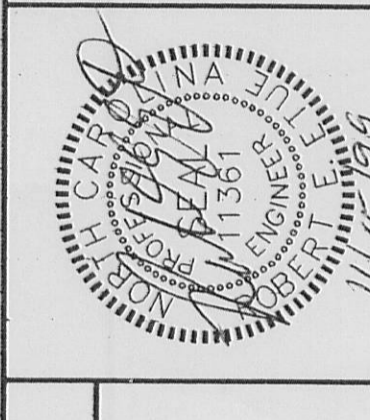
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OVERALL FLOOR PLAN  
 SCALE: 1" = 30'

REVISION: 11/15/99  
 SHEET 1 OF 11



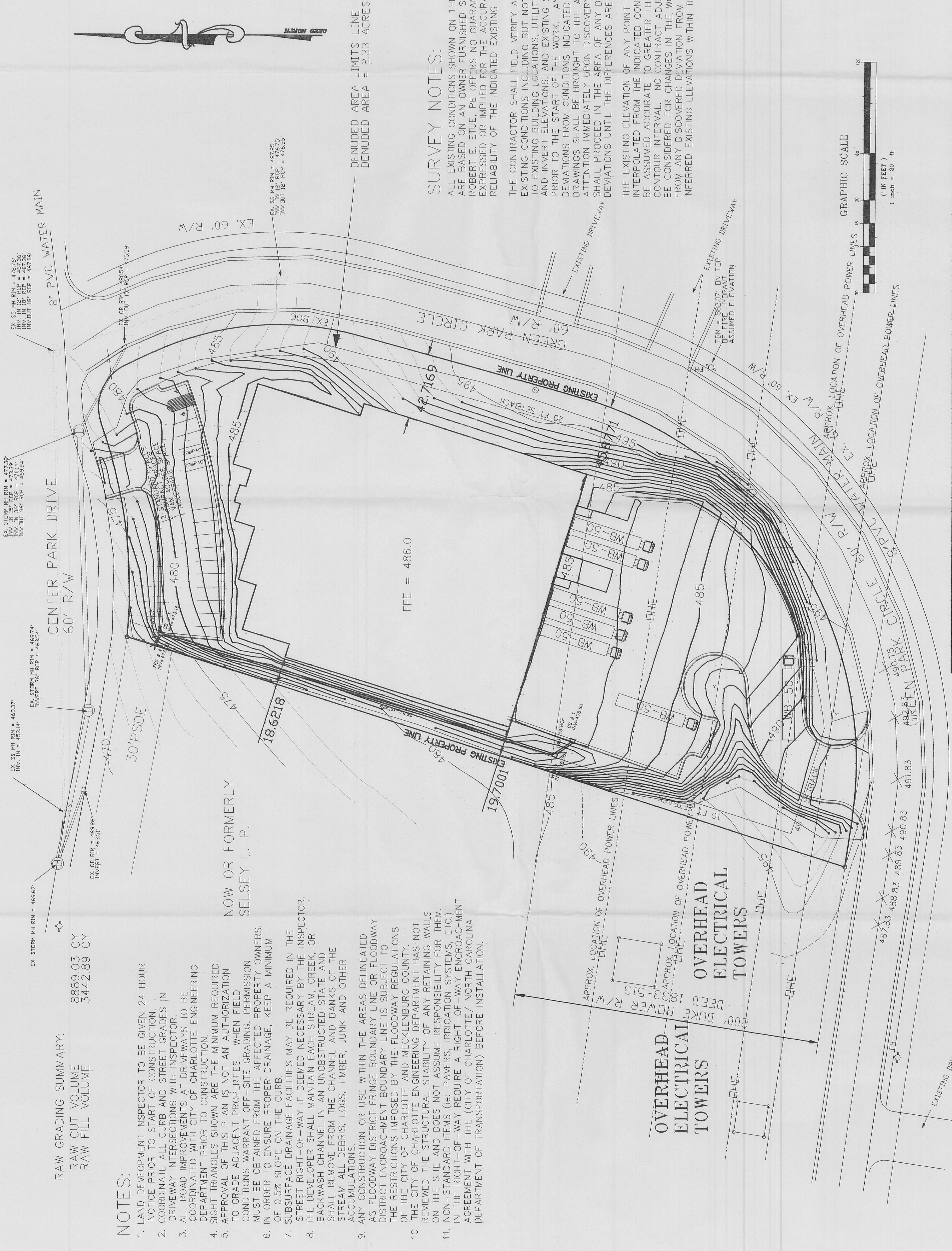
GRADING PLAN FOR  
**DYE-CHEM INTERNATIONAL, INC.**  
 2018 CENTER PARK DRIVE  
 COFFEY CREEK BUSINESS PARK  
 CHARLOTTE, NORTH CAROLINA



**ROBERT E. ETUE, PE**  
 SITE PLANNING  
 FLOOD STUDIES  
 WATER SYSTEM DESIGN  
 WASTEWATER TREATMENT  
 SANITARY SEWERS  
 STORM DRAINAGE  
 SUBDIVISION DESIGN  
 ROADWAY DESIGN



8712 MAGGIE ROBINSON ROAD, WAXHAM, NORTH CAROLINA 28173 (704) 843-7377



EX. SS. STORM MH RIM = 477.39  
 INV. IN 15' RCP = 473.39  
 INV. IN 18' RCP = 467.96  
 INV. OUT 18' RCP = 457.06

EX. SS. MH RIM = 478.76  
 INV. IN 15' RCP = 473.39  
 INV. IN 18' RCP = 467.96  
 INV. OUT 18' RCP = 457.06

EX. SS. MH RIM = 459.37  
 INV. IN 15' RCP = 455.14  
 INV. IN 18' RCP = 449.74

EX. CB RIM = 469.26  
 INV. IN 15' RCP = 463.54

EX. SS. MH RIM = 487.25  
 INV. IN 15' RCP = 476.75  
 INV. OUT 15' RCP = 476.55

EX. SS. MH RIM = 487.25  
 INV. IN 15' RCP = 476.75  
 INV. OUT 15' RCP = 476.55

RAW GRADING SUMMARY:  
 RAW CUT VOLUME 8889.03 CY  
 RAW FILL VOLUME 3442.89 CY

**NOTES:**

- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOUR NOTICE PRIOR TO START OF CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN DRIVEWAY INTERSECTIONS WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT DRIVEWAYS TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSERVED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CITY OF CHARLOTTE / NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

**SURVEY NOTES:**

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER FURNISHED SURVEY. ROBERT E. ETUE, PE OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF THE WORK. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREA OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED. THE EXISTING ELEVATION OF ANY POINT OR AREA INTERPOLATED FROM THE INDICATED CONTOURS CANNOT BE ASSUMED ACCURATE TO GREATER THAN + OR - 1/2 CONTOUR INTERVAL. NO CONTRACT ADJUSTMENT WILL BE CONSIDERED FOR CHANGES IN THE WORK RESULTING FROM ANY DISCOVERED DEVIATION FROM INDICATED OR INFERRED EXISTING ELEVATIONS WITHIN THIS RANGE.

DENUDED AREA LIMITS LINE  
 DENUDED AREA = 2.33 ACRES

FFE = 486.0

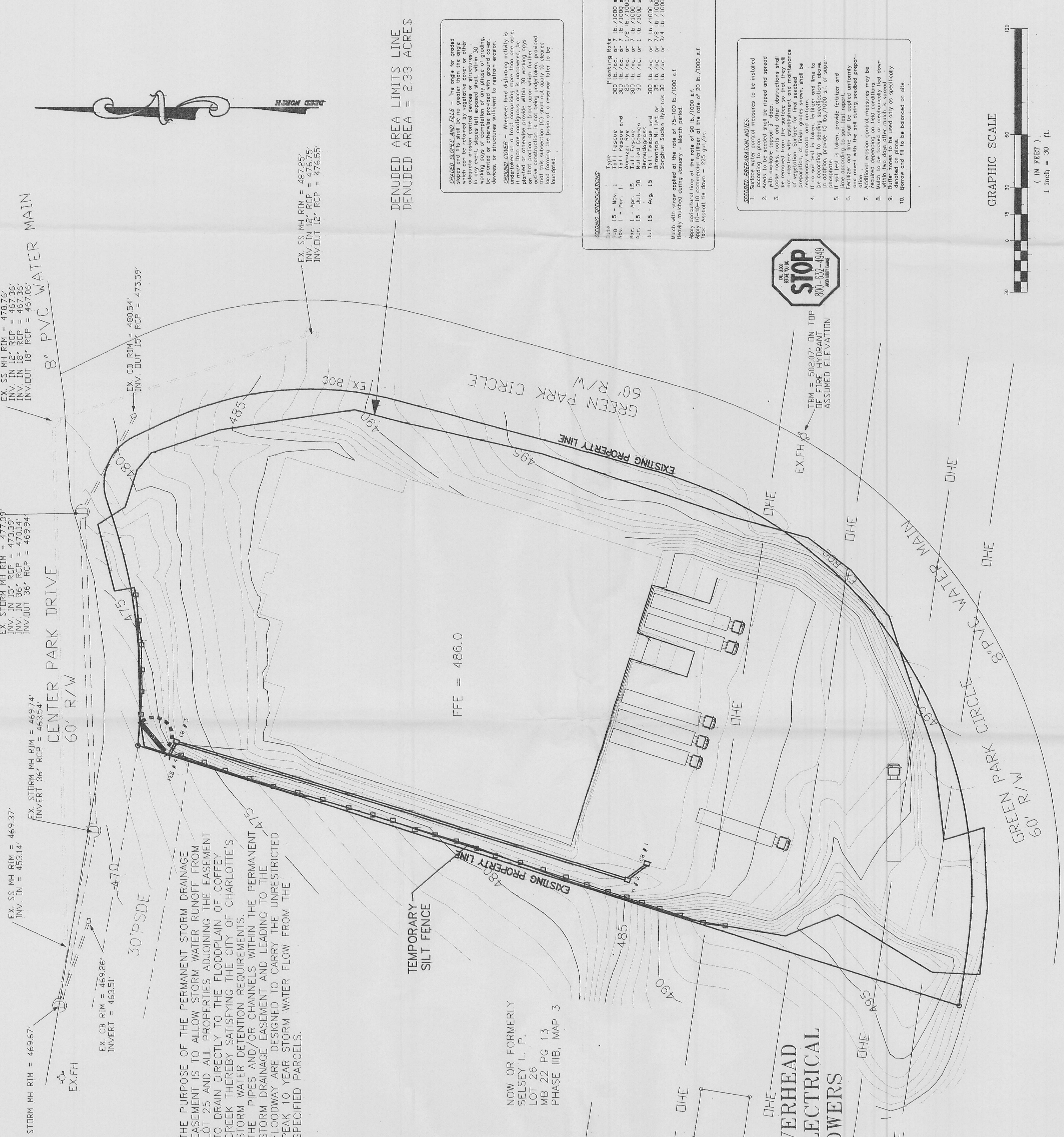
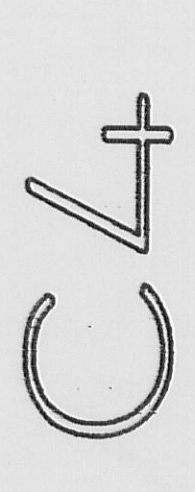


**OVERHEAD ELECTRICAL TOWERS**

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**OVERHEAD ELECTRICAL TOWERS**



EX. STORM MH RIM = 477.99'  
 INV. IN 15' RCP = 473.99'  
 INV. IN 18' RCP = 467.36'  
 INV. IN 36' RCP = 469.94'  
 EX. STORM MH RIM = 469.74'  
 INVERT 36' RCP = 463.54'  
 EX. STORM MH RIM = 469.67'  
 INV. IN = 453.14'  
 EX. SS. MH RIM = 469.26'  
 INVERT = 463.51'  
 EX. CB RIM = 469.26'  
 INVERT = 463.51'  
 EX. CB RIM = 480.54'  
 INV. OUT 15' RCP = 475.59'  
 EX. SS. MH RIM = 487.25'  
 INV. IN 12' RCP = 476.75'  
 INV. OUT 12' RCP = 476.55'

THE PURPOSE OF THE PERMANENT STORM DRAINAGE EASEMENT IS TO ALLOW STORM WATER RUNOFF FROM LOT 25 AND ALL PROPERTIES ADJOINING THE EASEMENT TO DRAIN DIRECTLY TO THE FLOODPLAIN OF COFFEY CREEK THEREBY SATISFYING THE CITY OF CHARLOTTE'S STORM WATER DETENTION REQUIREMENTS. THE PIPES AND/OR CHANNELS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT AND LEADING TO THE FLOODWAY ARE DESIGNED TO CARRY THE UNRESTRICTED PEAK 10 YEAR STORM WATER FLOW FROM THE SPECIFIED PARCELS.

FFE = 486.0

NOW OR FORMERLY  
 SELSEY L. P.  
 LOT 26  
 MB 22 PG 13  
 PHASE IIIB, MAP 3

**SEEDING SPECIFICATIONS**

Date	Type Fescue	Planting Rate lb./1000 s.f.
Nov. 1 - Nov. 1	Tall Fescue and Tall Fescue	300 lb./ac or 7 lb./1000 s.f.
Nov. 1 - Mar. 1	Tall Fescue	300 lb./ac or 7 lb./1000 s.f.
Apr. 1 - Apr. 15	Matted Common Tall Fescue	350 lb./ac or 7 lb./1000 s.f.
Apr. 15 - Jun. 30	Matted Common Tall Fescue	30 lb./ac or 1 lb./1000 s.f.
Jul. 15 - Aug. 15	Tall Fescue and Matted Common Tall Fescue	300 lb./ac or 7 lb./1000 s.f.
Aug. 15 - Oct. 31	Sorghum Sudan Hybrid	30 lb./ac or 3/4 lb./1000 s.f.

Mix with straw applied at the rate of 75-100 lb./1000 s.f.  
 Heavily mulched during January - March period.  
 Apply agricultural lime at the rate of 90 lb./1000 s.f.  
 Apply 10-10-10 commercial fertilizer at the rate of 20 lb./1000 s.f.  
 Spk. Approx. 1/4 down - 225 gal./ac.

**GRAZED SOILS AND FALLS** - The angle for graded which can be retained by vegetative cover or other erosion control measures shall be limited to 3:1 in any event, slopes left exposed shall within 30 working days of completion of any phase of grading, be stabilized with approved erosion control devices or structures sufficient to restrain erosion.

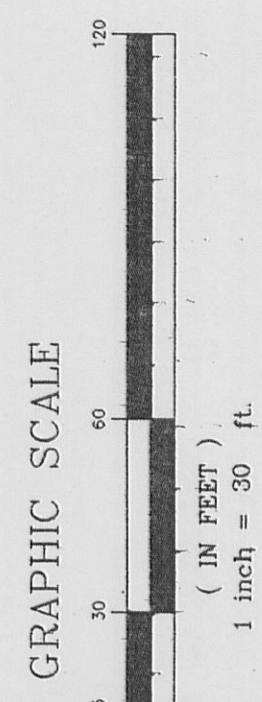
**GROUND COVER** - Wherever land disturbing activity is undertaken on a tract comprising more than one acre, the contractor shall submit a plan showing the planned or otherwise provided within 30 working days on that portion of the tract upon which further disturbing activity is planned. The plan shall include that this subsection (C) shall not apply to cleared land which is being the basis of a reservoir later to be inundated.

**SEEDING PREPARATION NOTES**

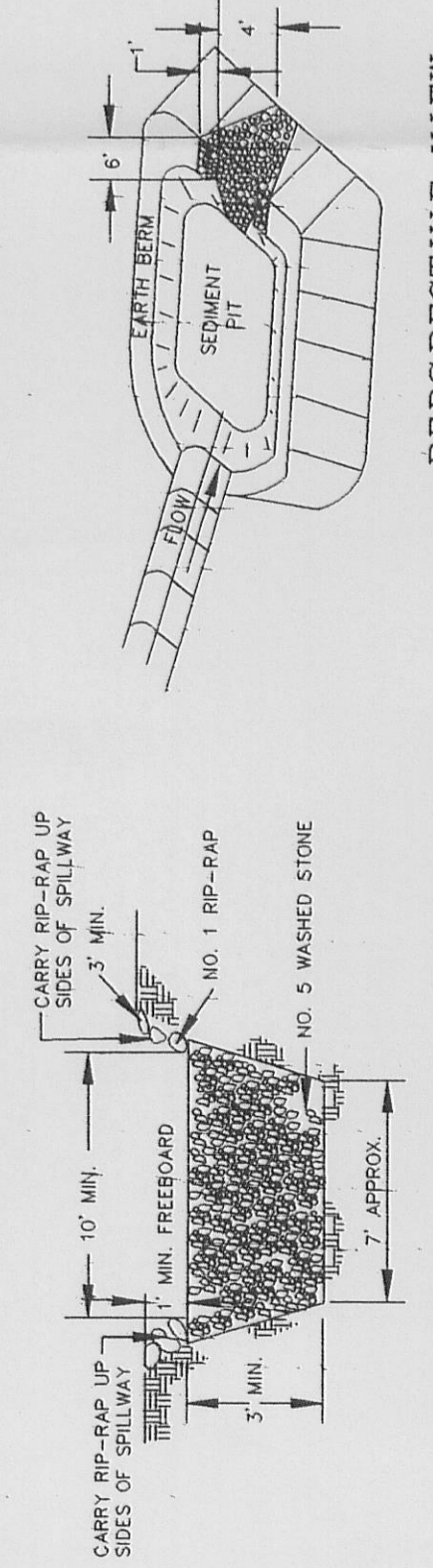
1. Areas to be seeded shall be rippled and spread according to plan.
2. Loose rocks, roots and other obstructions shall be removed from the area to be seeded.
3. Surface for final seedbed shall be reasonably smooth and uniform.
4. In addition, provide 15 lbs./1000 s.f. of superphosphate fertilizer.
5. If soil test is taken, provide fertilizer and phosphorus based on soil test results.
6. Fertilizer and lime shall be applied uniformly and mixed with the soil during seeded preparation.
7. Additional erosion control measures may be required depending on field conditions.
8. Matted Common Tall Fescue shall be down within two days after mowing is started.
9. Erosion control devices shall be used only as specified on plans.
10. Borrow and fill to be indicated on site.



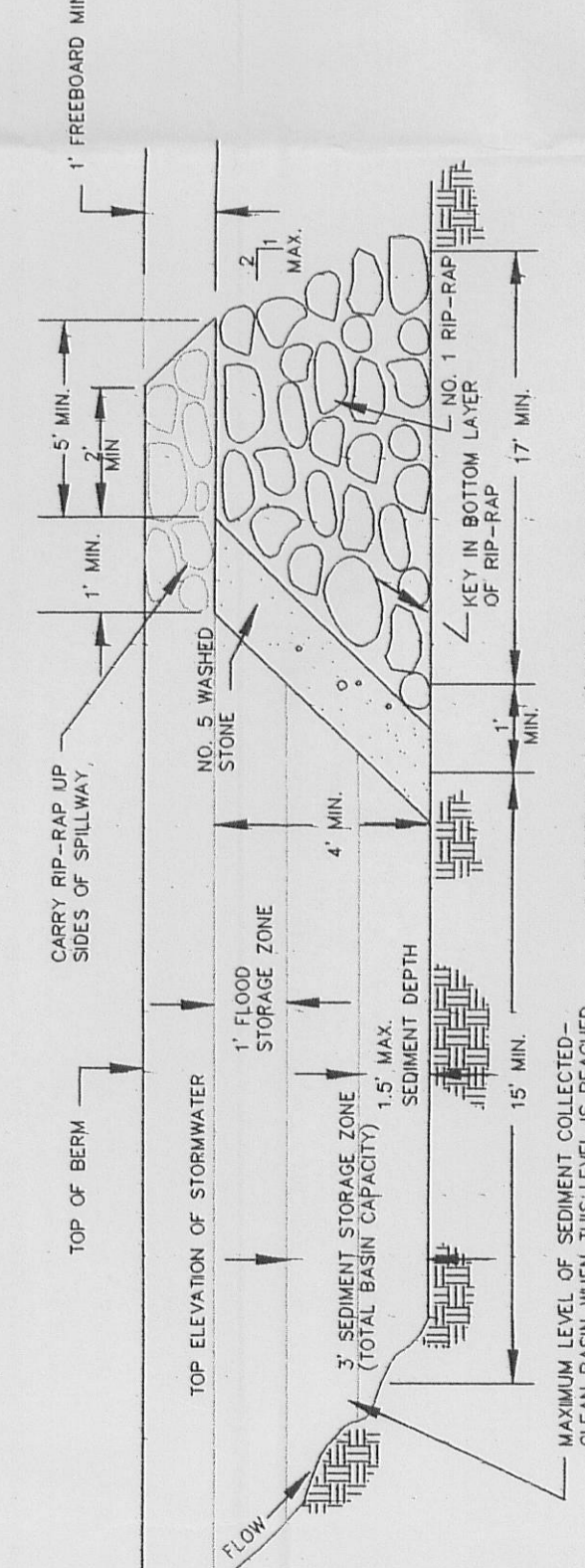
EX. FH  
 TBM = 509.07' ON TOP OF FIRE HYDRANT ASSUMED ELEVATION



FILTER BASIN NO.	DENUEDED AREA ONLY		FILTER BASIN VOLUME (CF)	ADDITIONAL DRAINAGE AREA (A.C.)	TOTAL DRAINAGE AREA (A.C.)	BASIN DIMENSIONS							
	C	I				A (A.C.)	O c/f	TOP	BOTTOM	DEPTH			
1	0.6	7.0	2.25	9.45	4850	0.6	7.0	0.25	10.5	10'	41'50"	12'15"	4"



PERSPECTIVE VIEW



SECTION THRU BASIN & FILLER

GRAVEL & RIP RAP FILTER BASIN DETAIL  
 (CHAR/MECK STD NO 30.02  
 OR USE NC STD NO 6.60)

**CONSTRUCTION SEQUENCE**

1. Obtain Grading Permit from the City of Charlotte.
2. Set up on site preconstruction conference with schedule such conference 48 hours prior to any excavation or erosion control measures. Failure to discuss erosion control measures with the City of Charlotte prior to any excavation or erosion control measures is subject to fine, stop-work order, suspension of permit, and other penalties.
3. Erosion control measures shall be installed and maintained throughout the construction process.
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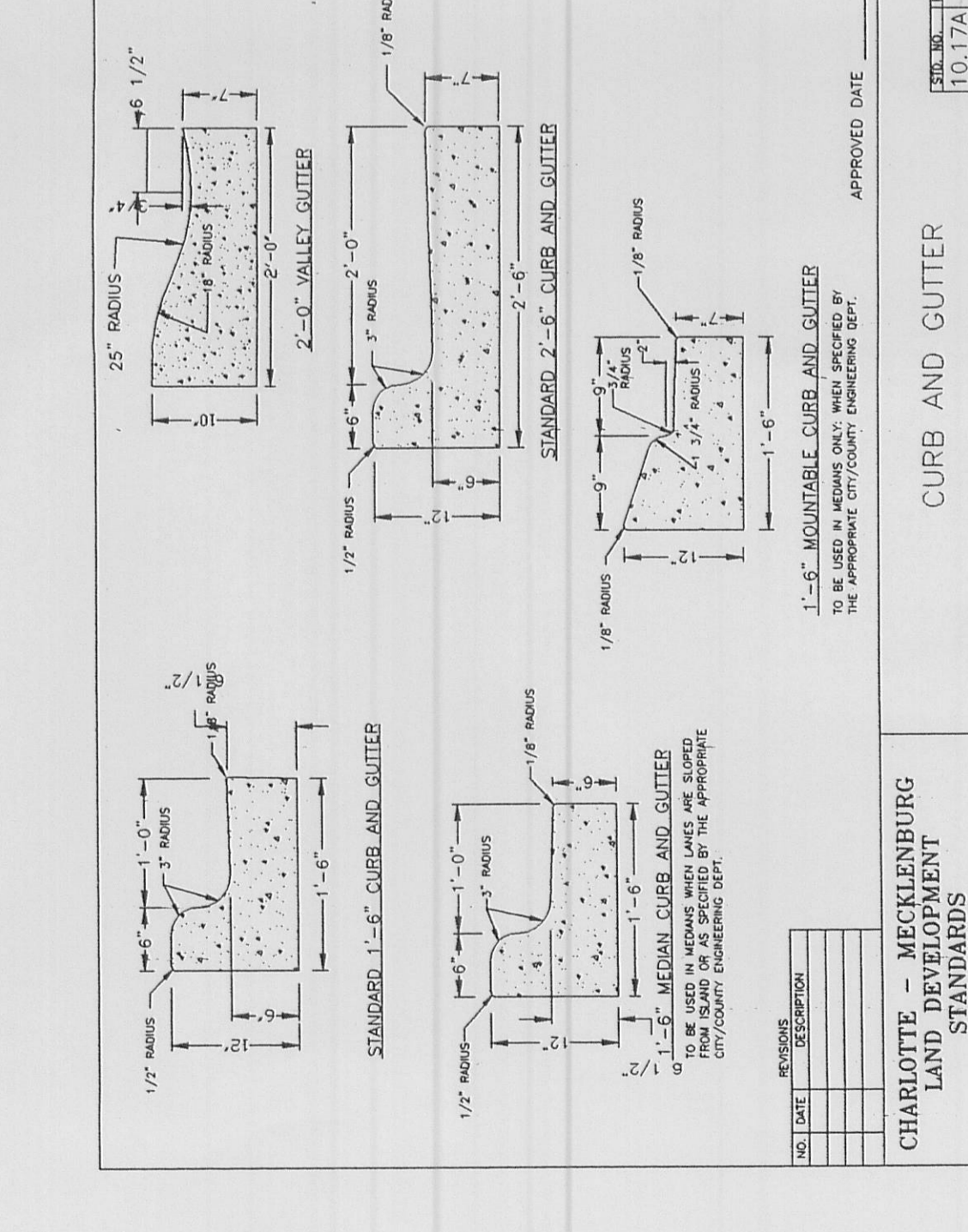
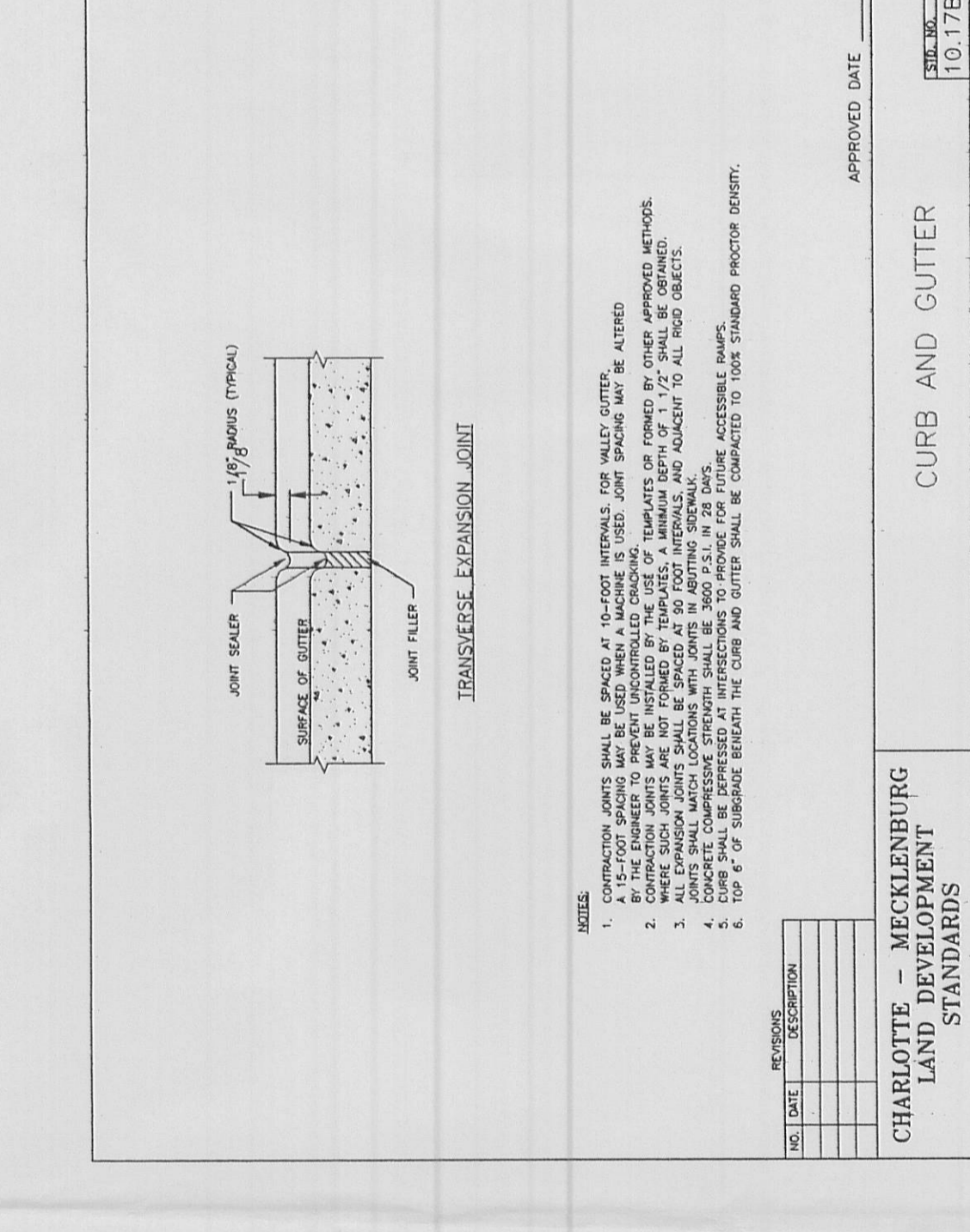
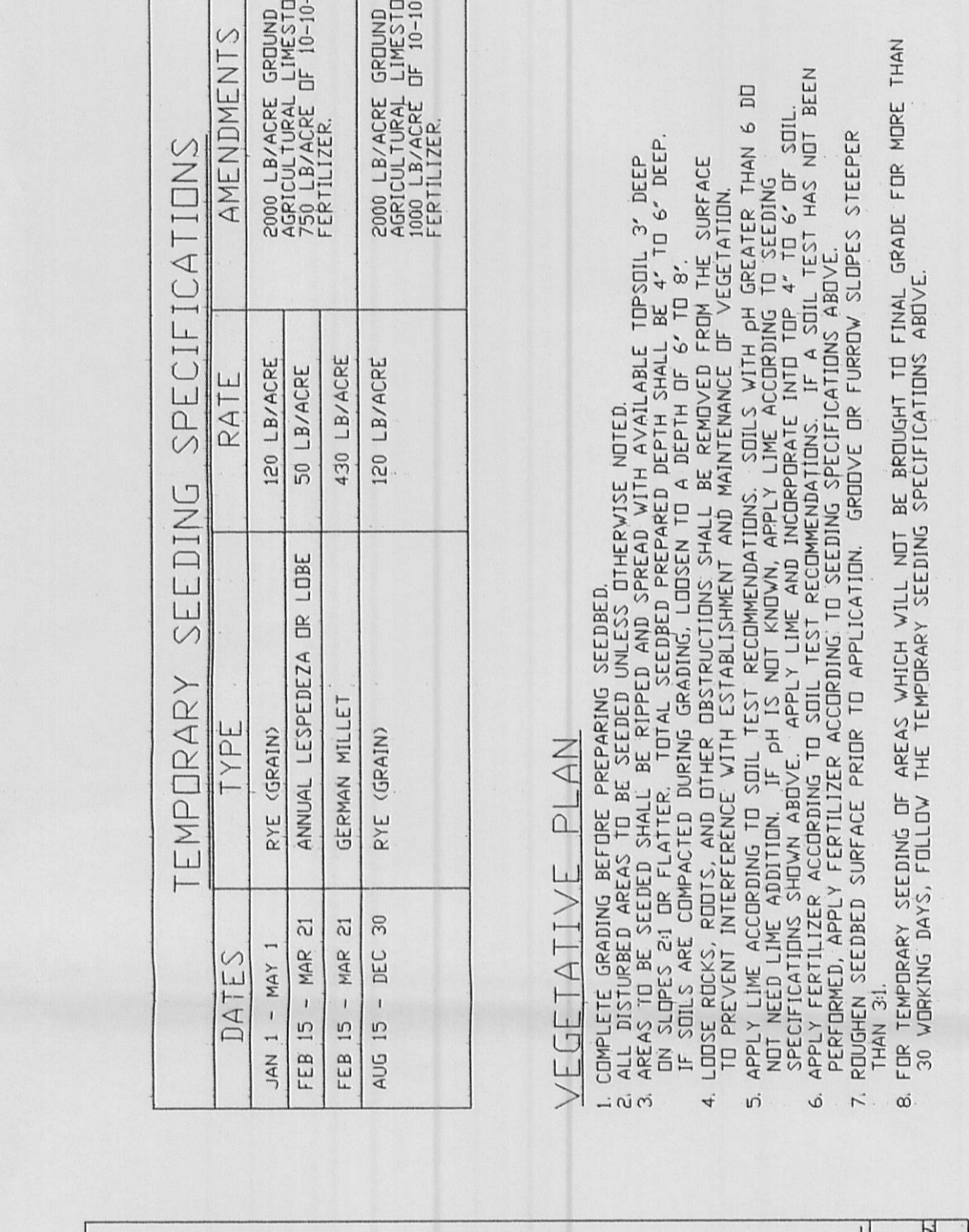
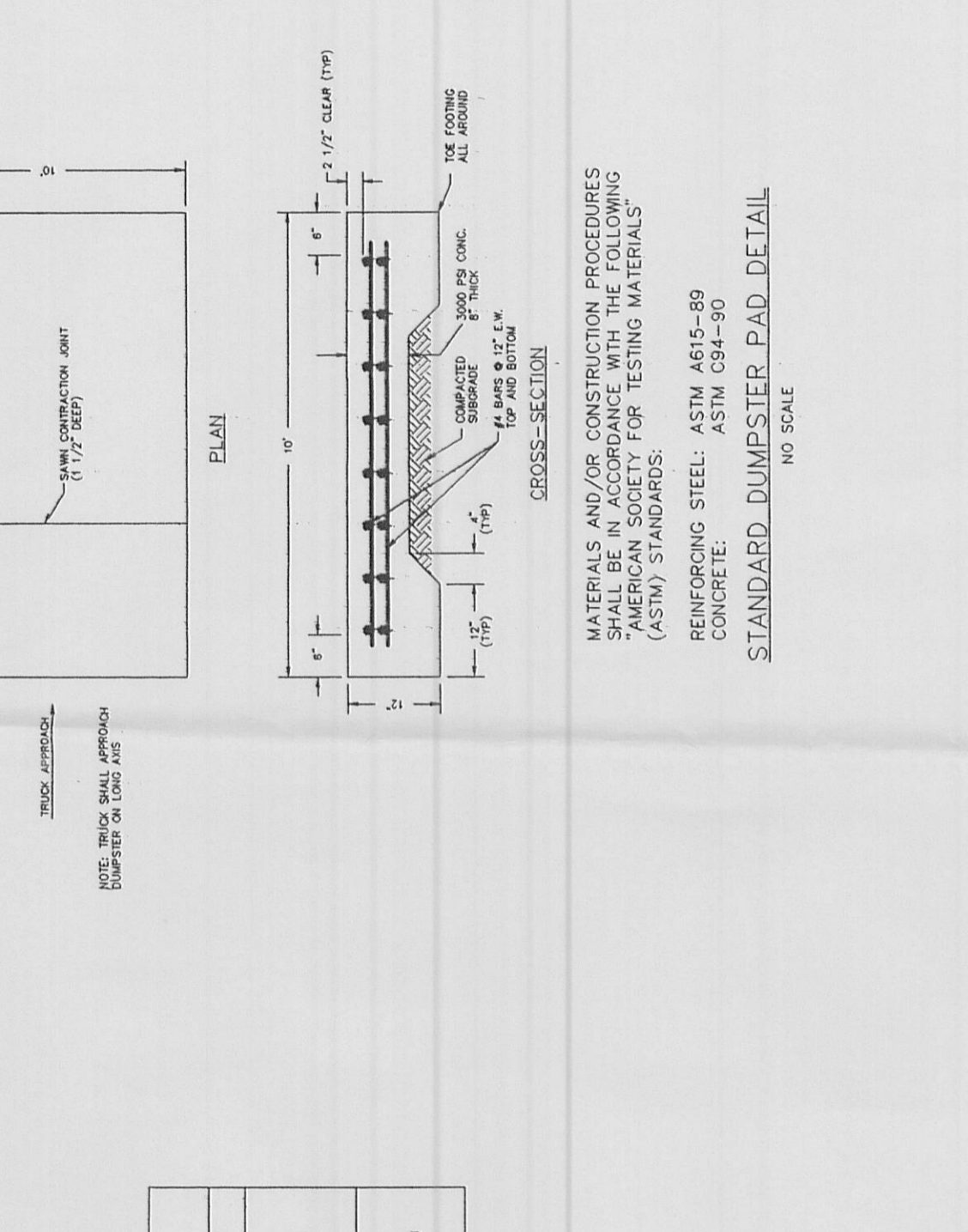
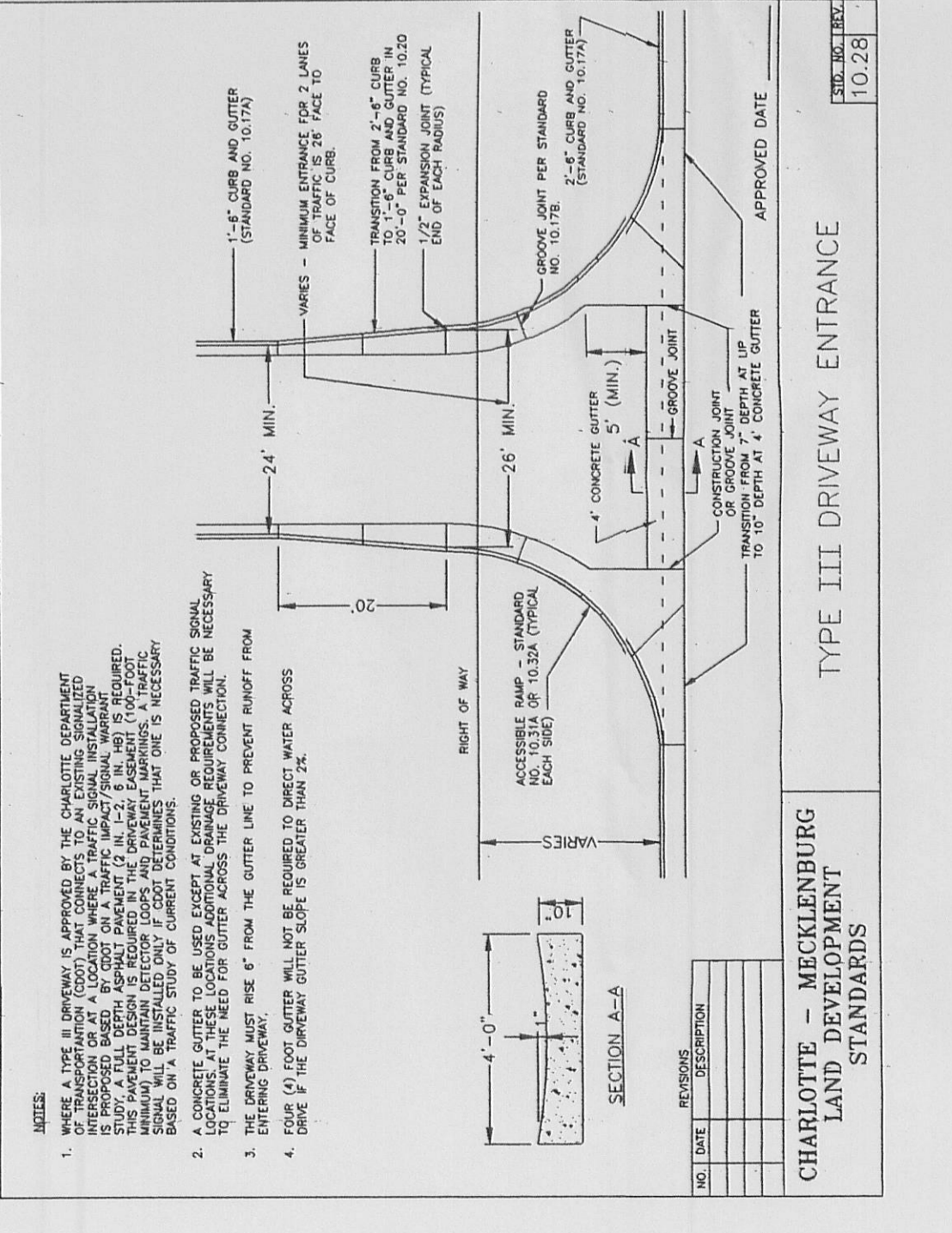
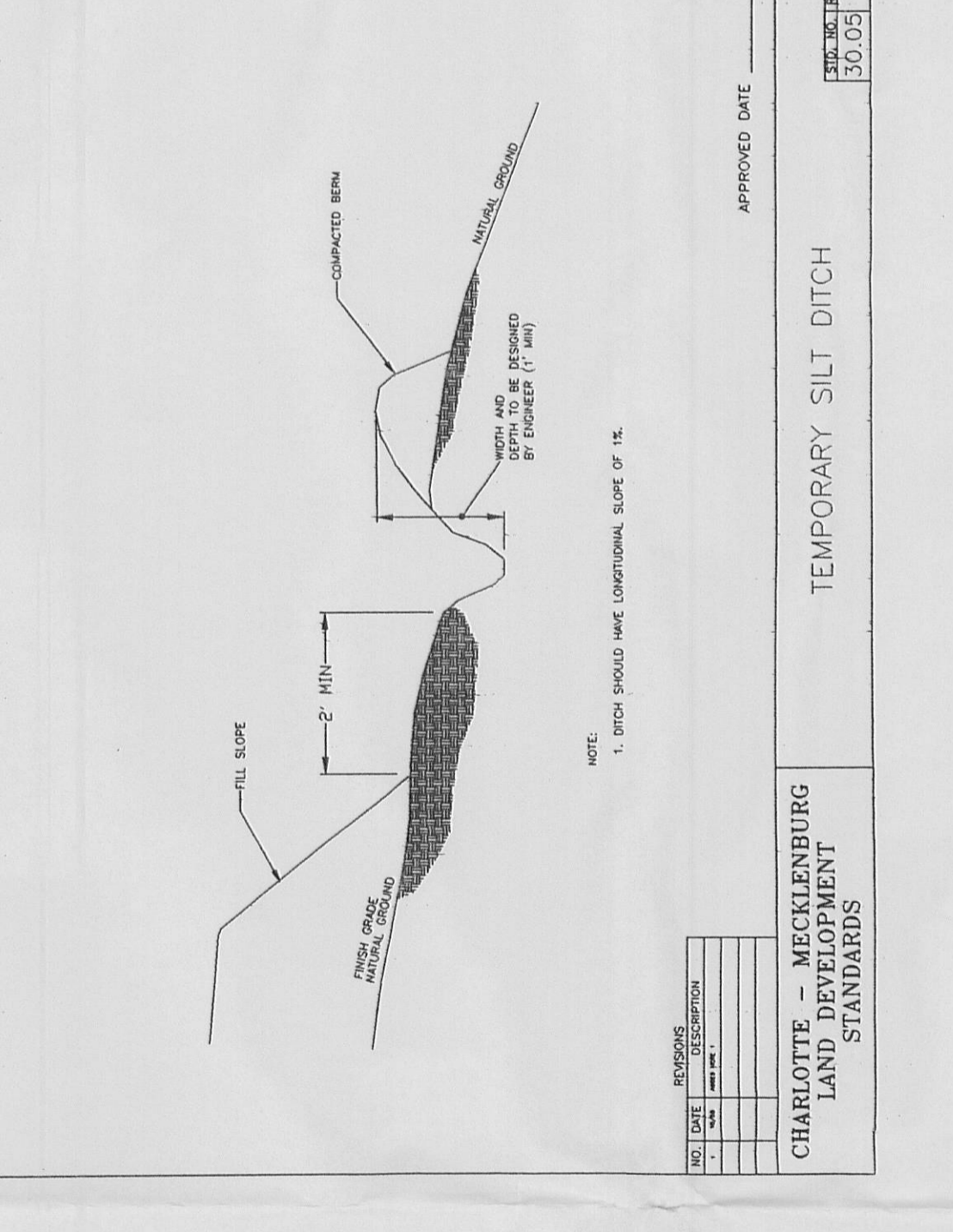
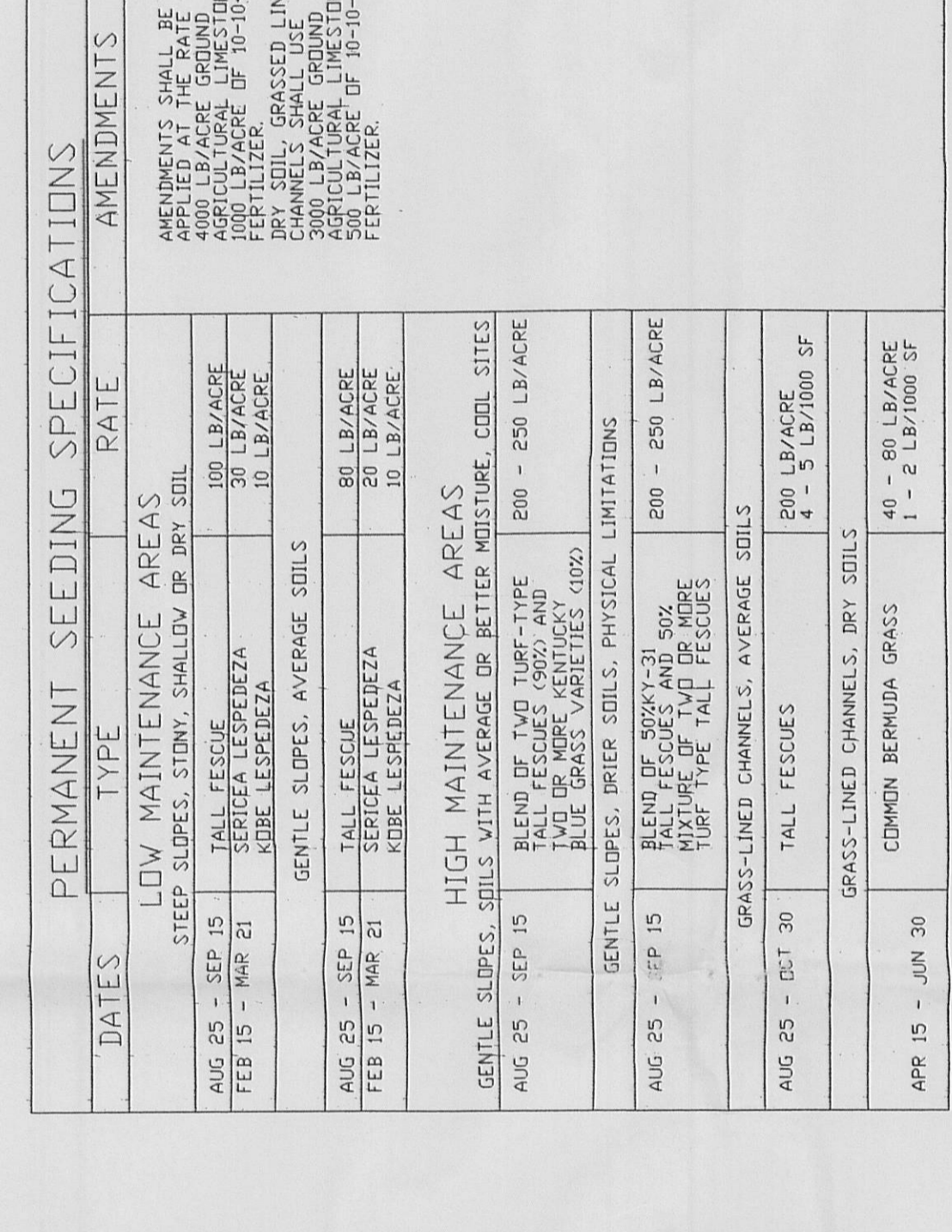
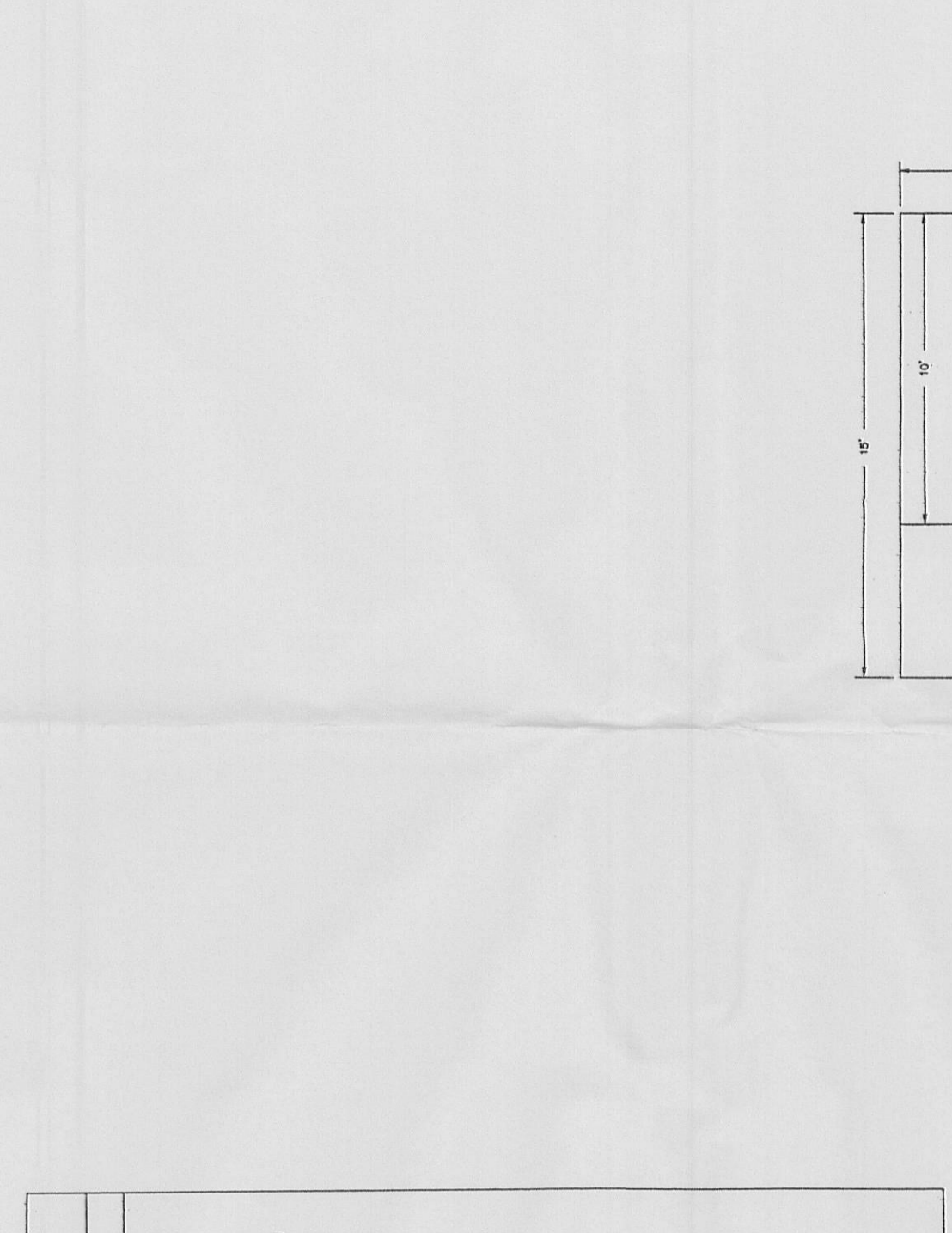
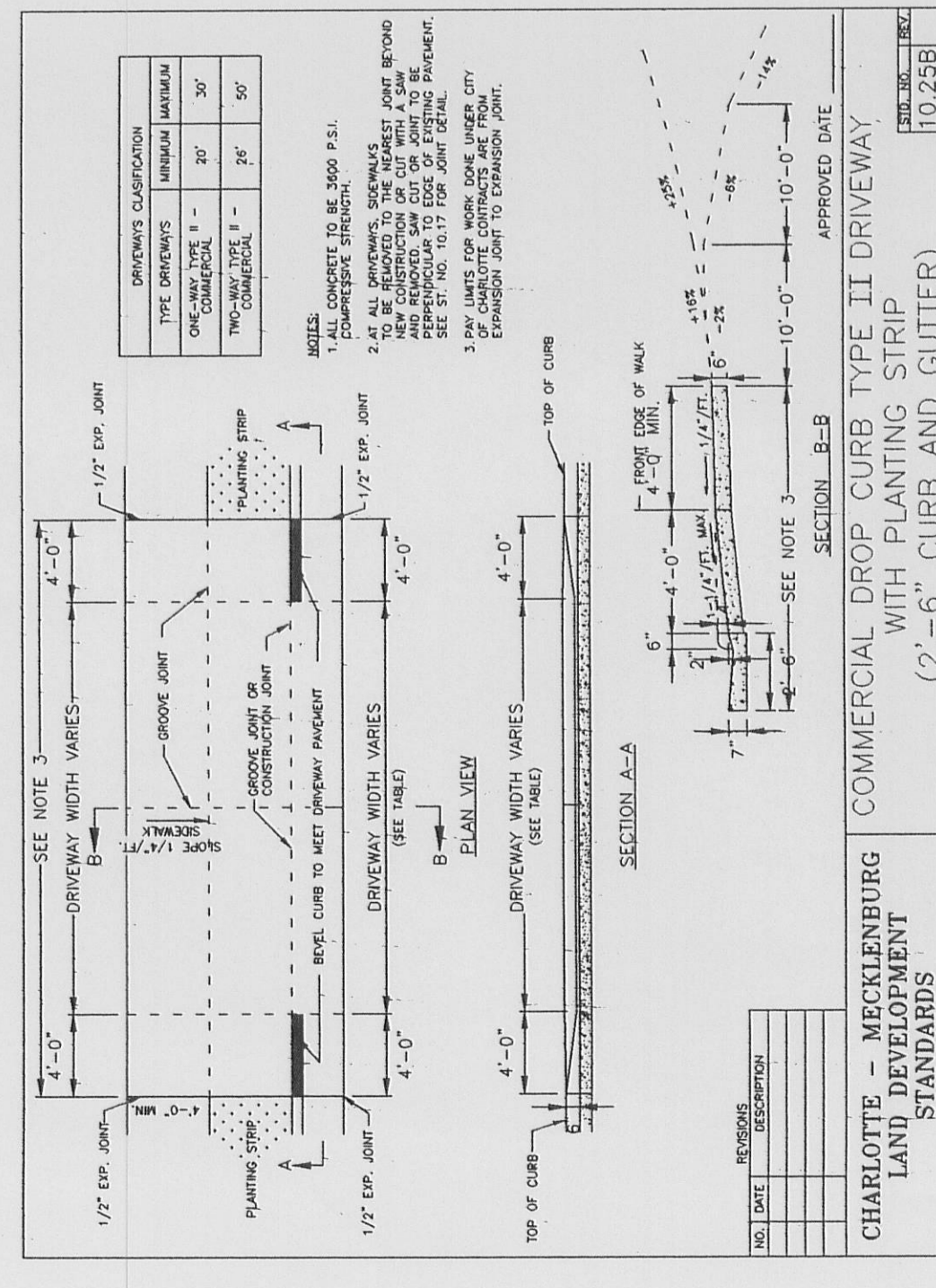
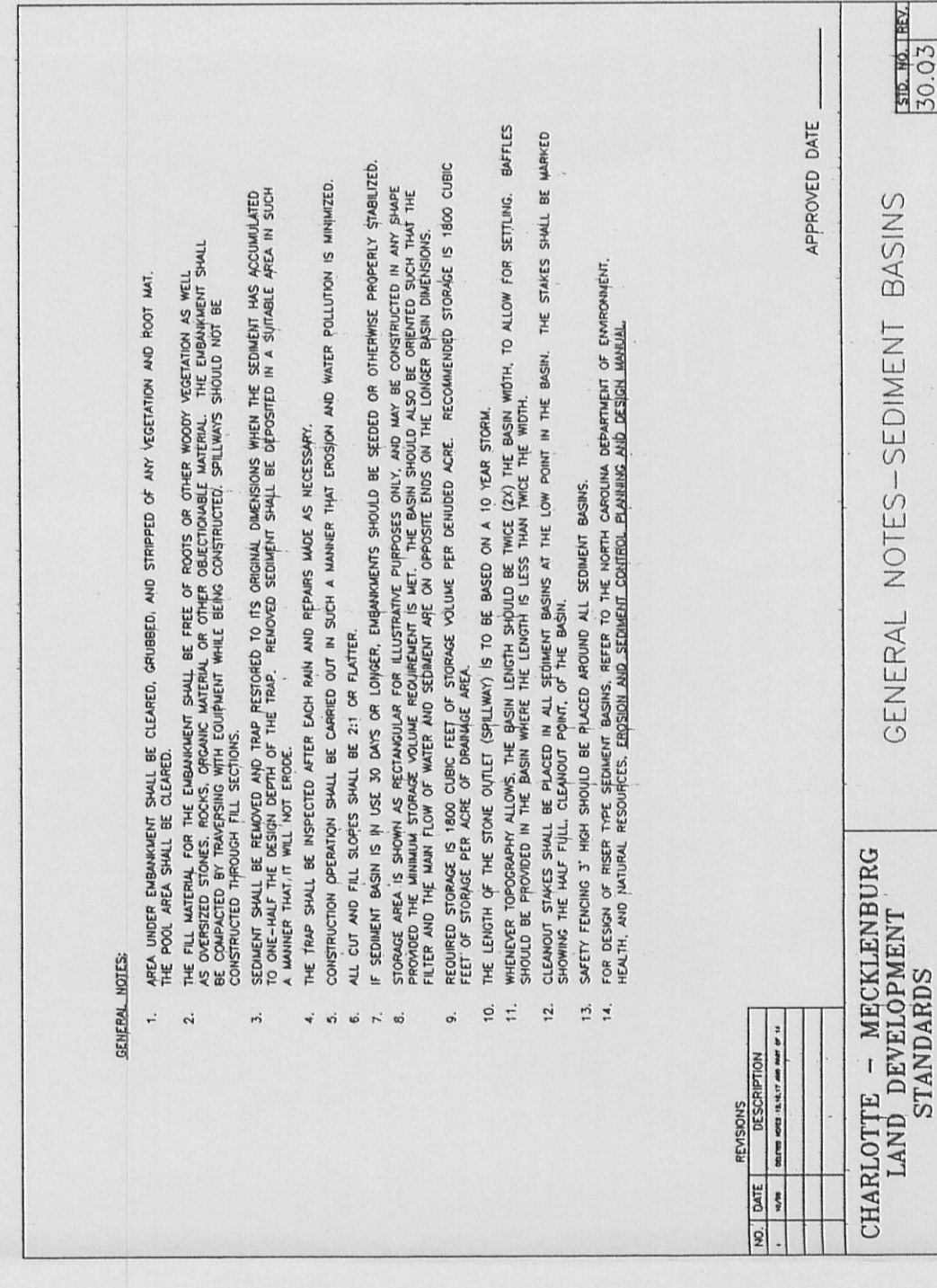
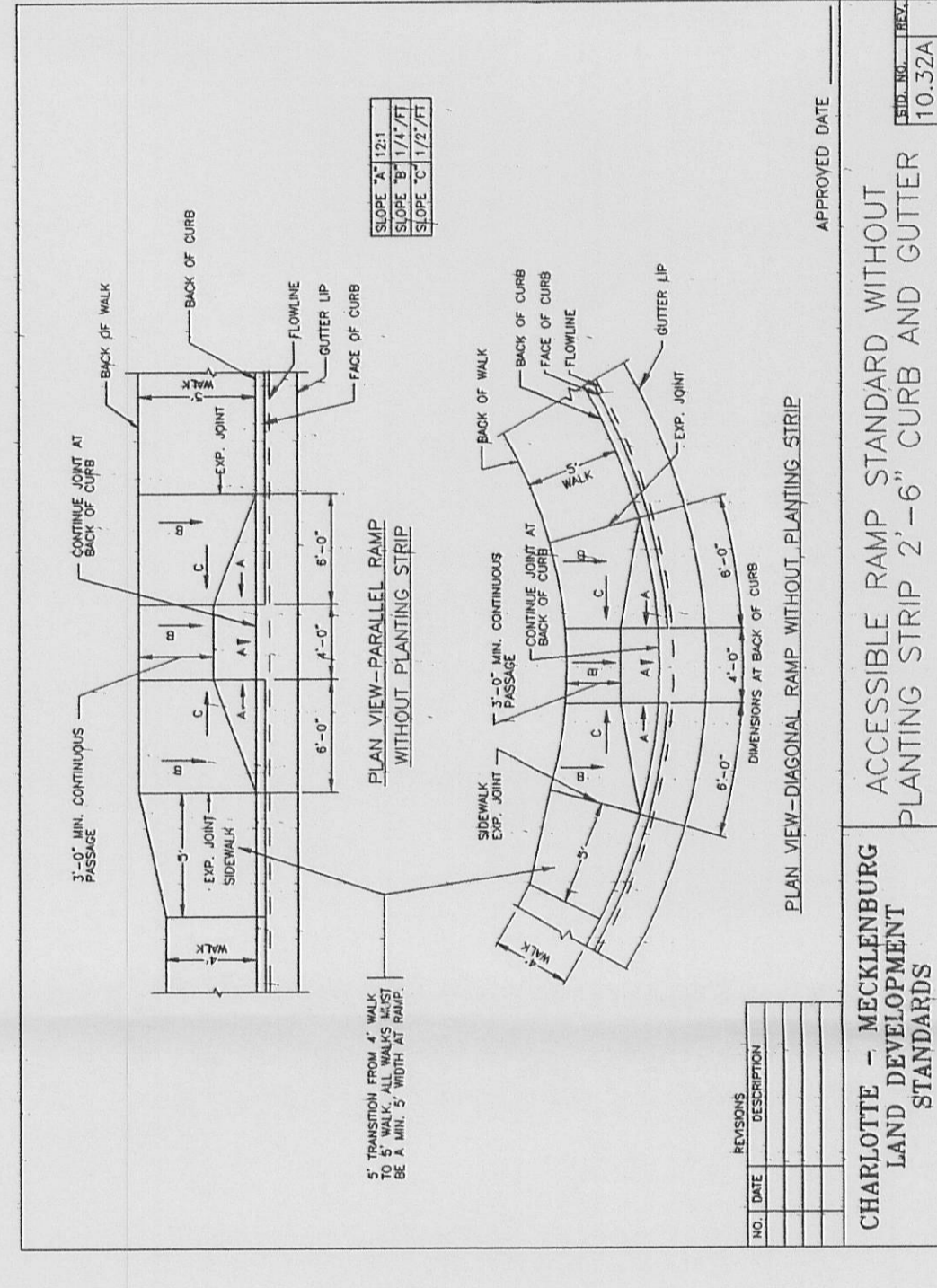
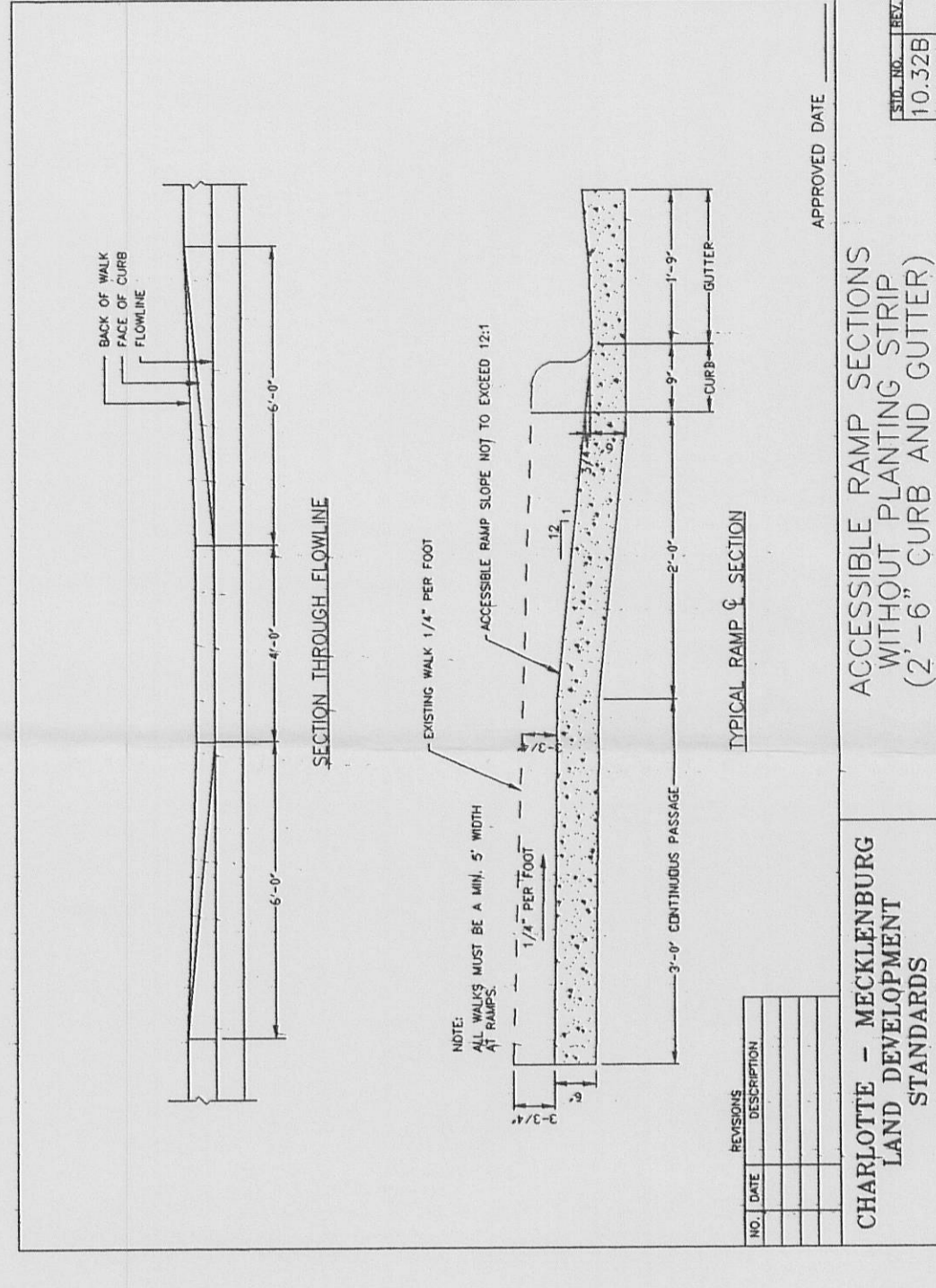
**ROBERT E. ETUE, PE**

SITE PLANNING  
 FLOOD STUDIES  
 WATER SYSTEM DESIGN  
 WASTEWATER TREATMENT

SANITARY SEWERS  
 STORM DRAINAGE  
 SUBDIVISION DESIGN  
 ROADWAY DESIGN

**SEDIMENTATION & EROSION CONTROL PLAN FOR DYE-CHEM INTERNATIONAL, INC.**  
 2019 CENTER PARK DRIVE  
 COFFEY CREEK BUSINESS PARK  
 CHARLOTTE, NORTH CAROLINA

Professional Engineer Seal for Robert E. Etue, No. 11361, State of North Carolina, expires 11/15/99.

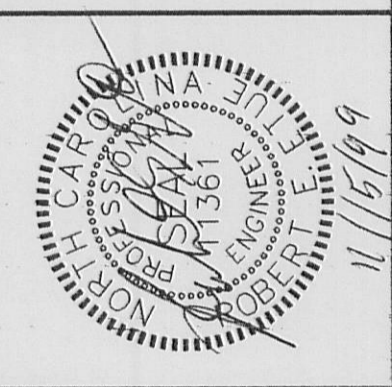


PERMANENT SEEDING SPECIFICATIONS		AMENDMENTS	
DATES	TYPE	RATE	AMENDMENTS
AUG 25 - SEP 15	STEEL SLOPES, STONY, SHALLOW OR DRY SOIL	100 LB/ACRE	AMENDMENTS SHALL BE OF 4000 LB/ACRE GROUND AGRICULTURAL LIMESTONE FERTILIZER OF 10-10-10
FEB 15 - MAR 21	TALL FESCUE SERGEEA LESPEDEZA KOBLE LESPEDEZA	10 LB/ACRE	2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE FERTILIZER OF 10-10-10
AUG 25 - SEP 15	GENTLE SLOPES, AVERAGE SOILS	80 LB/ACRE	2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE FERTILIZER OF 10-10-10
FEB 15 - MAR 21	TALL FESCUE SERGEEA LESPEDEZA KOBLE LESPEDEZA	20 LB/ACRE	2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE FERTILIZER OF 10-10-10
HIGH MAINTENANCE AREAS			
GENTLE SLOPES, SOILS WITH AVERAGE OR BETTER MOISTURE, COOL SITES			
AUG 25 - SEP 15	BLEND OF 50% TALL FESCUE AND 50% SERGEEA LESPEDEZA	100 - 250 LB/ACRE	
AUG 25 - SEP 15	BLEND OF 50% TALL FESCUE AND 50% KOBLE LESPEDEZA	100 - 250 LB/ACRE	
GENTLE SLOPES, DRYER SOILS: PHYSICAL LIMITATIONS			
AUG 25 - SEP 15	BLEND OF 50% TALL FESCUE AND 50% SERGEEA LESPEDEZA	800 - 200 LB/ACRE	
GRASS-LINED CHANNELS, AVERAGE SOILS			
AUG 25 - OCT 30	TALL FESCUES	800 LB/ACRE	
GRASS-LINED CHANNELS, DRY SOILS			
APR 15 - JUN 30	COMMON BERMUDA GRASS	40 - 60 LB/ACRE	
		1 - 2 LB/1000 SF	

TEMPORARY SEEDING SPECIFICATIONS		AMENDMENTS	
DATES	TYPE	RATE	AMENDMENTS
JAN 1 - MAY 1	RYE (GRAIN)	120 LB/ACRE	2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE FERTILIZER OF 10-10-10
FEB 15 - MAR 21	ANNUAL LESPEDEZA OR LOBE	50 LB/ACRE	2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE FERTILIZER OF 10-10-10
FEB 15 - MAR 21	GERMAN MILLET	400 LB/ACRE	
AUG 15 - DEC 30	RYE (GRAIN)	120 LB/ACRE	2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE FERTILIZER OF 10-10-10

REVISION: 11/15/99

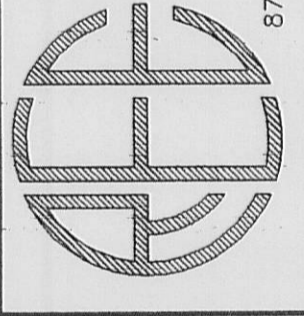
DETAILS FOR  
 DYE-CHEM INTERNATIONAL, INC.  
 2000 COFFEY CREEK BUSINESS PARK  
 CHARLOTTE, NORTH CAROLINA



ROBERT E. ETUE, PE  
 SITE PLANNING  
 FLOOD STUDIES  
 WATER SYSTEM DESIGN  
 WASTEWATER TREATMENT

SANITARY SEWERS  
 STORM DRAINAGE  
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 ROADWAY DESIGN

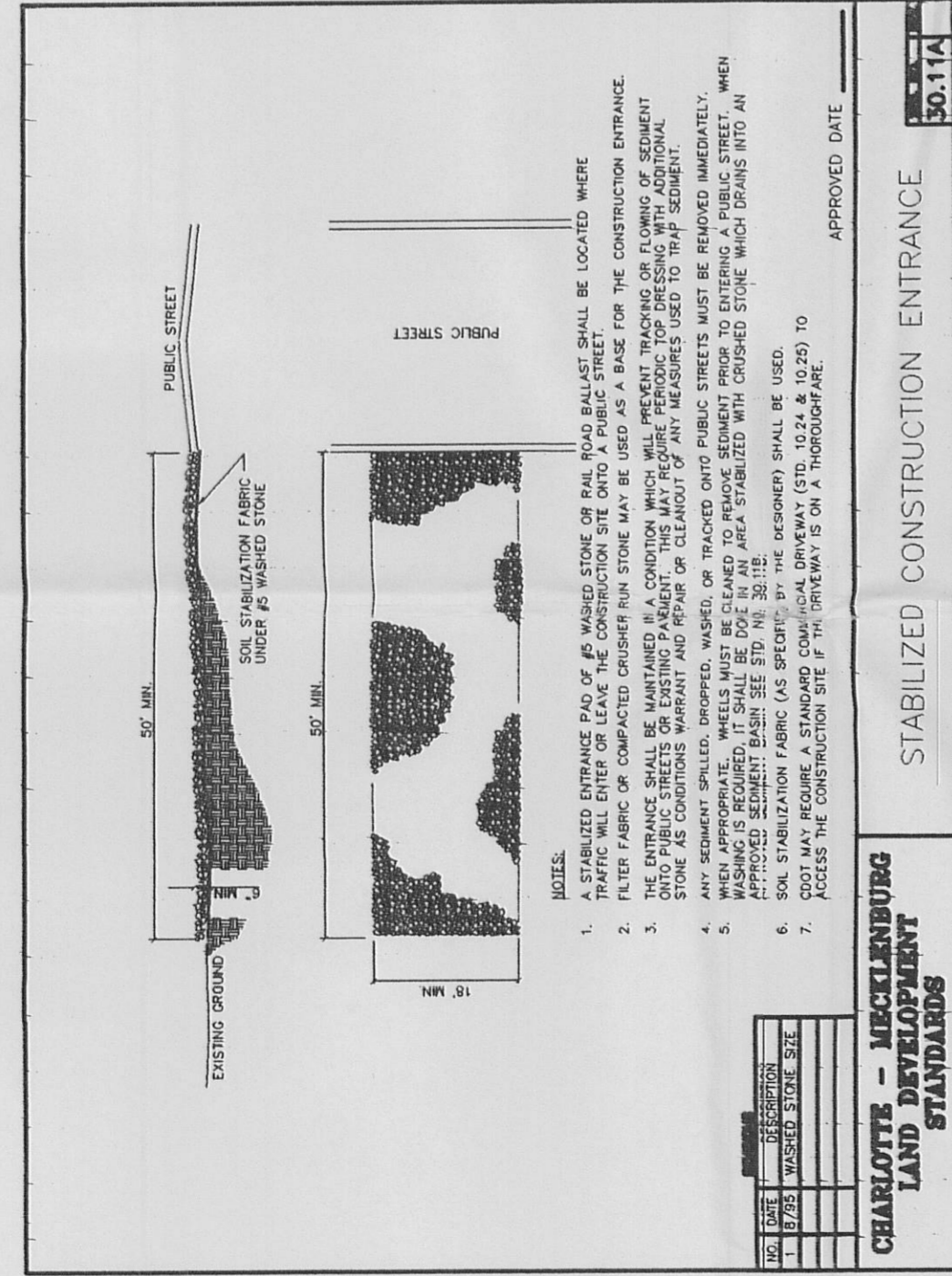
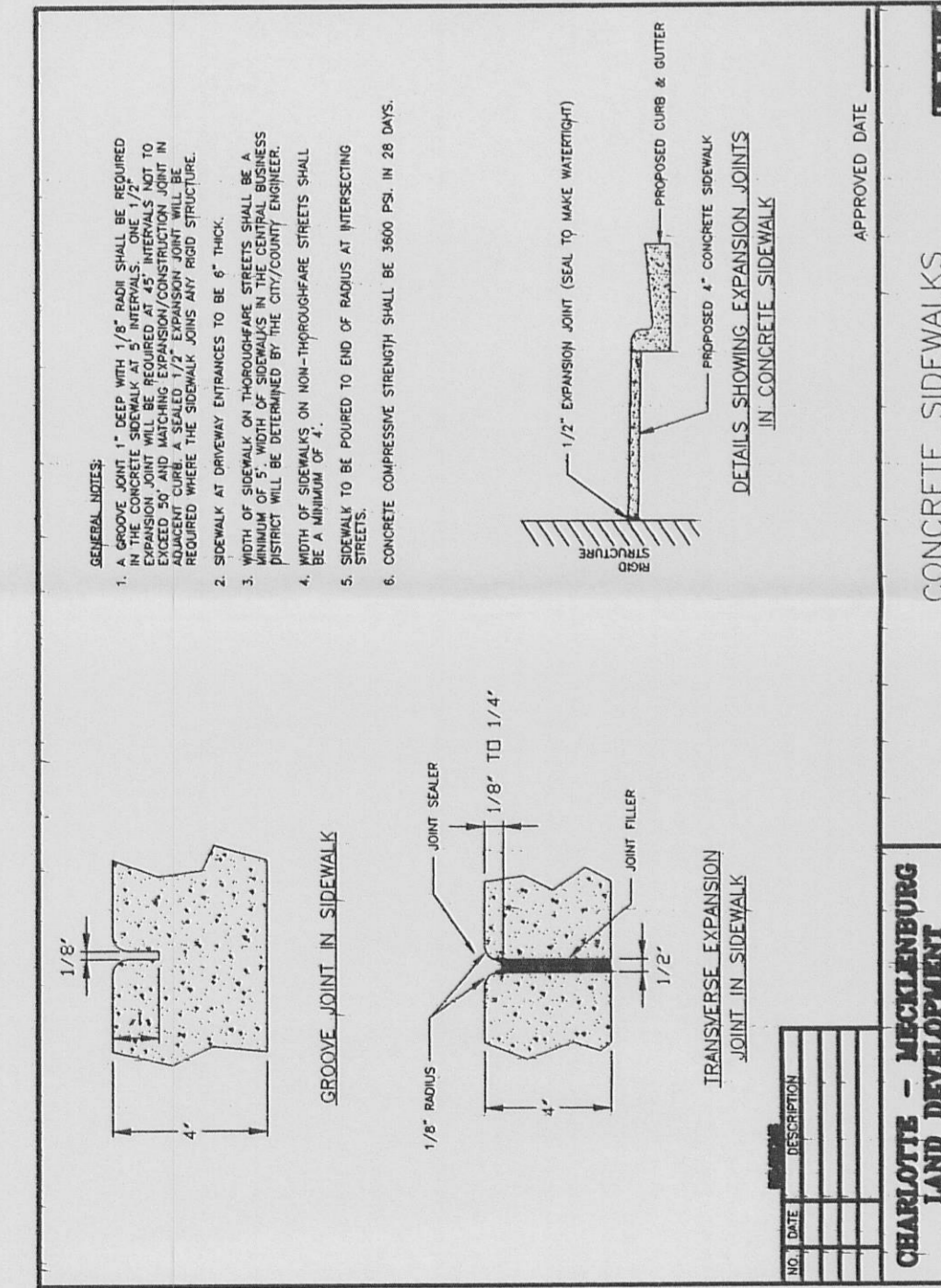
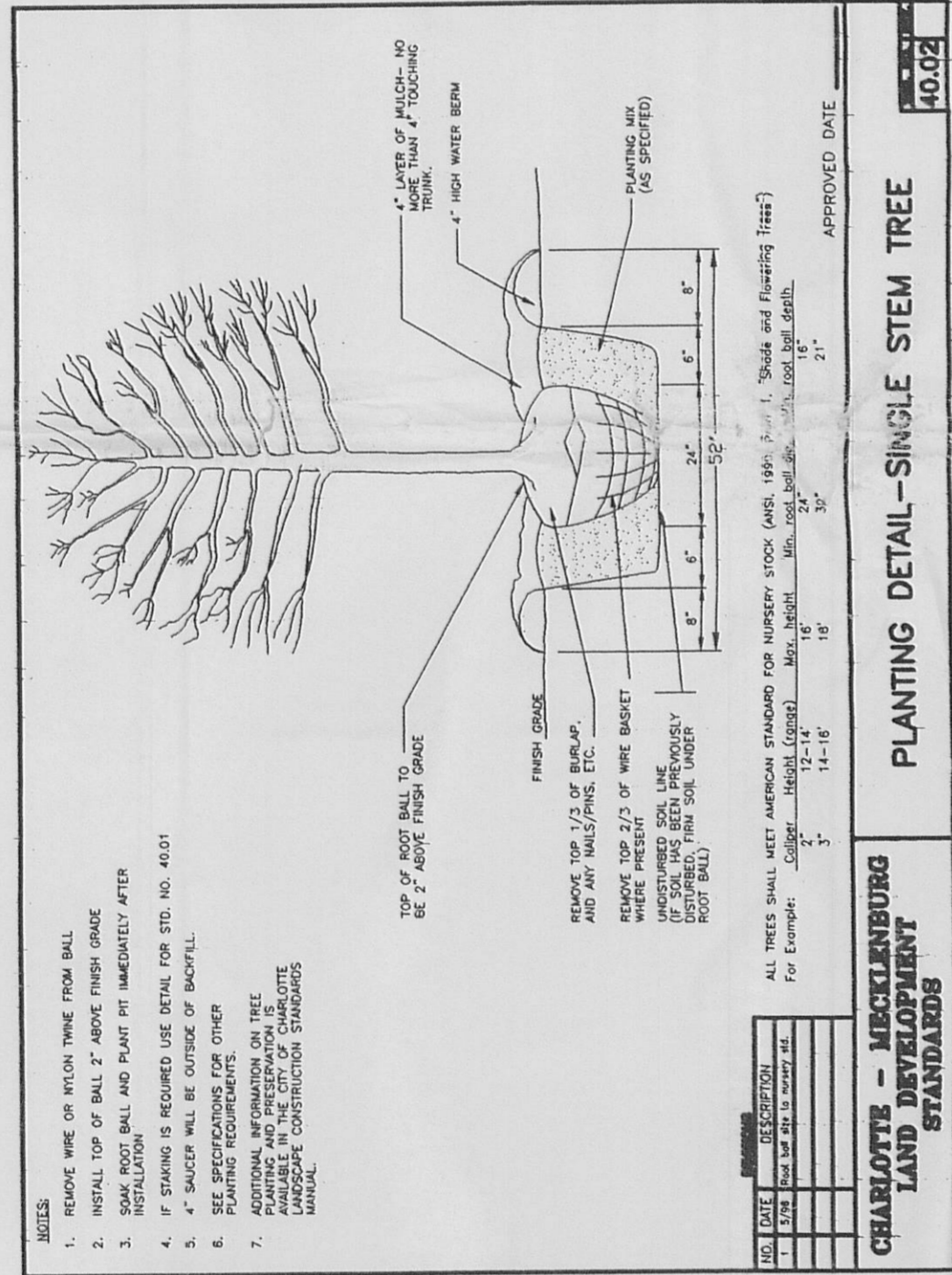
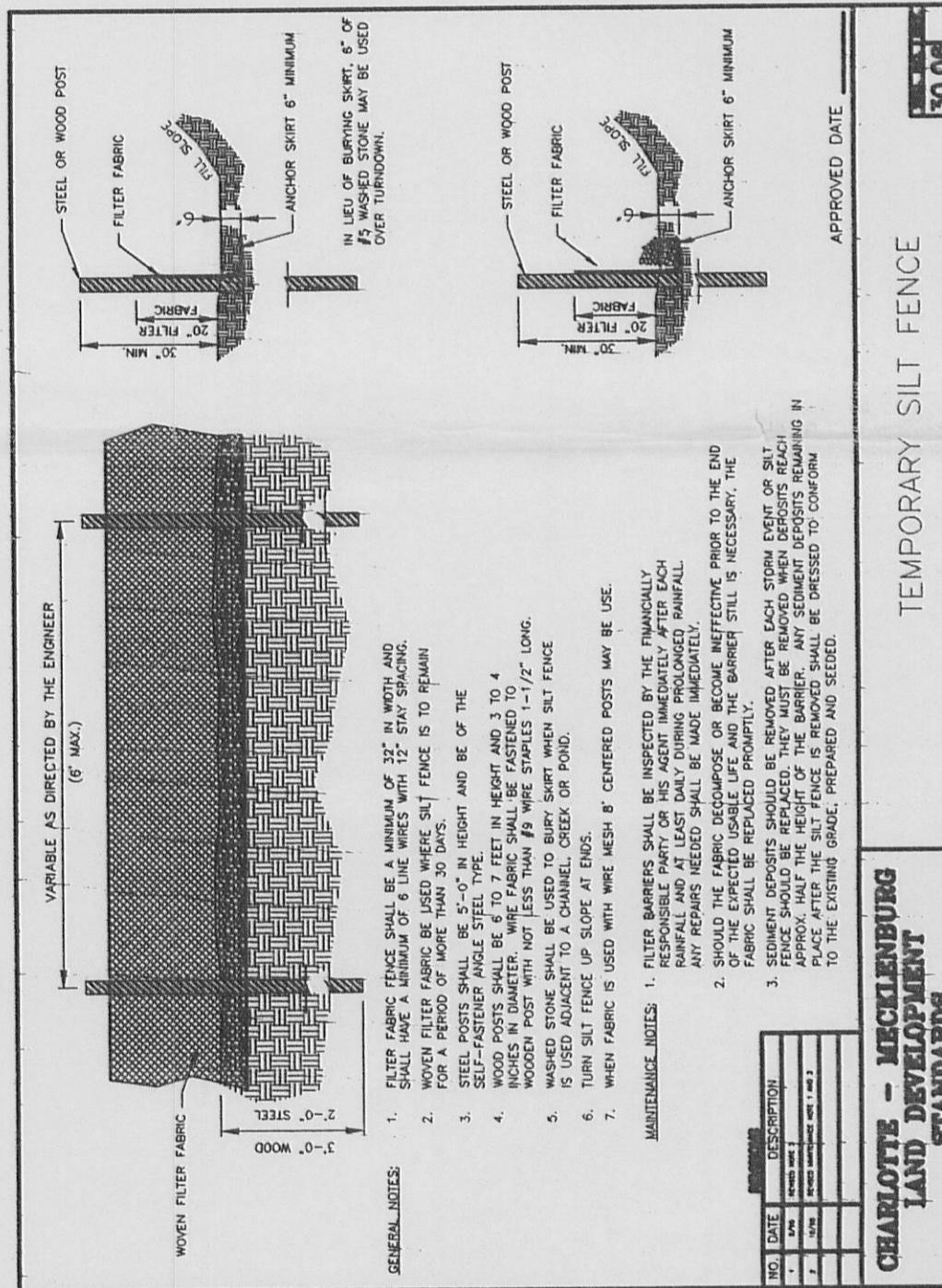
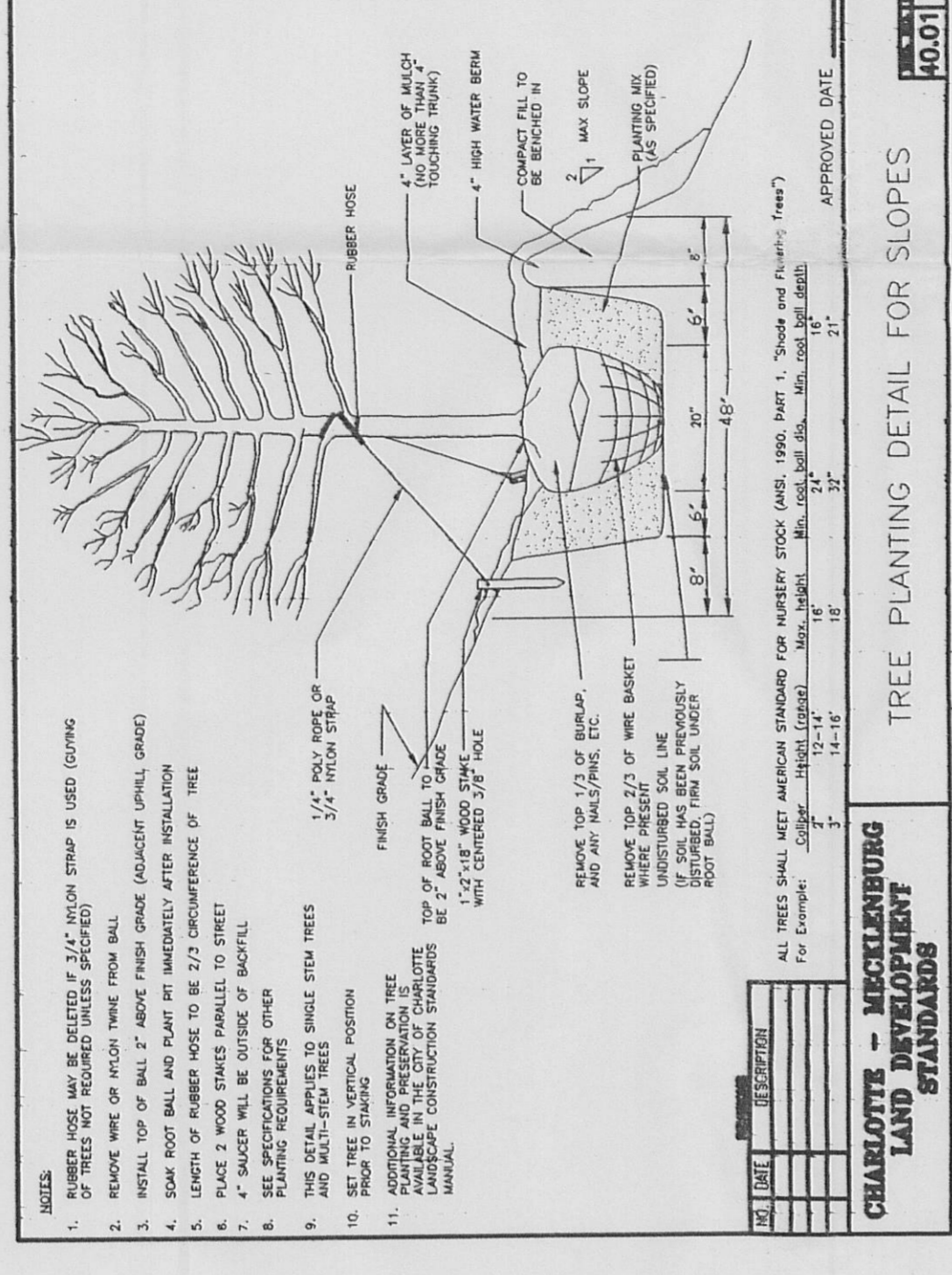
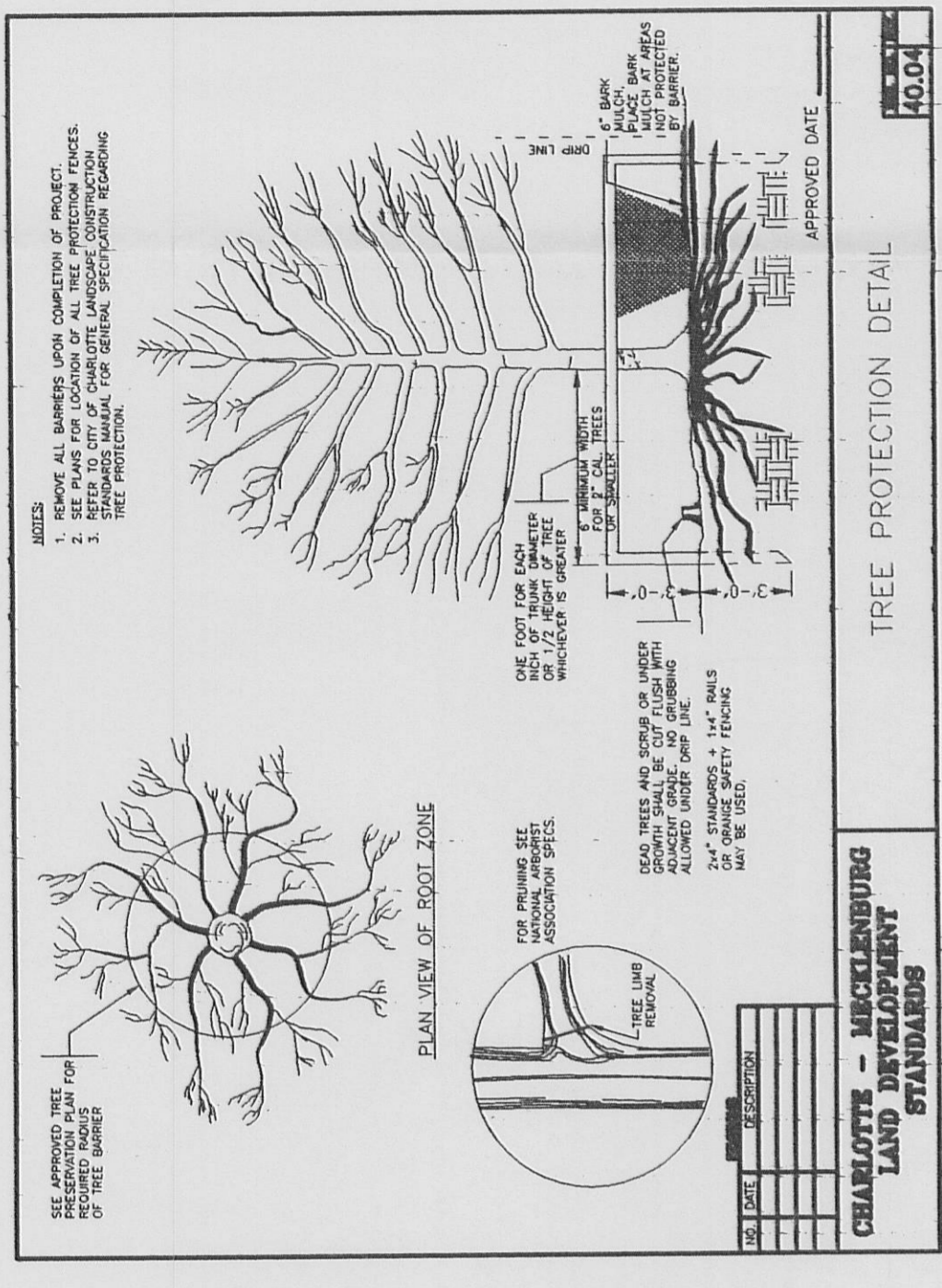
8712 MAGIE ROBINSON ROAD, WAXHAW, NORTH CAROLINA 28173 (704) 843-7377



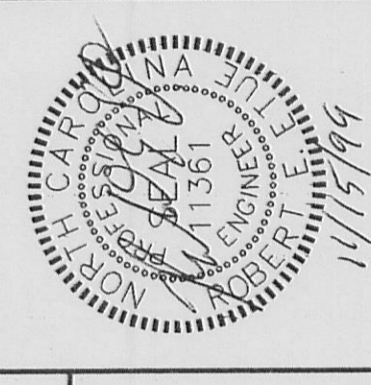
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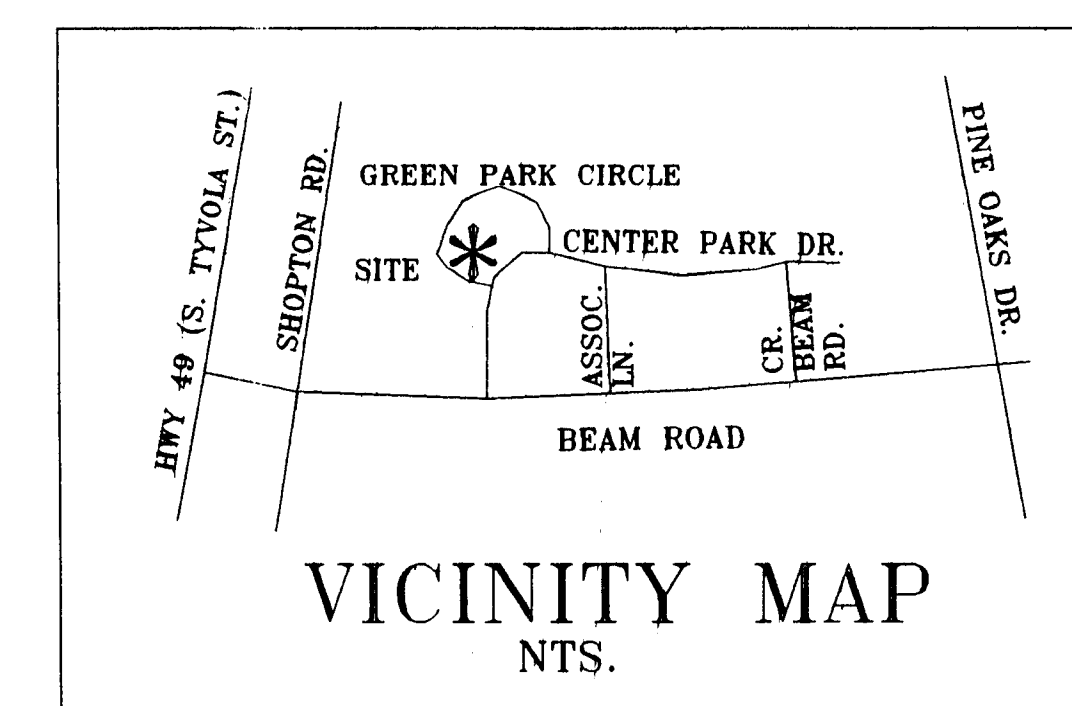
DETAILS FOR  
DYE-CHEM INTERNATIONAL, INC.  
2019 CENTER PARK DR. SUITE 100  
COFFEY CREEK BUSINESS PARK  
CHARLOTTE, NORTH CAROLINA



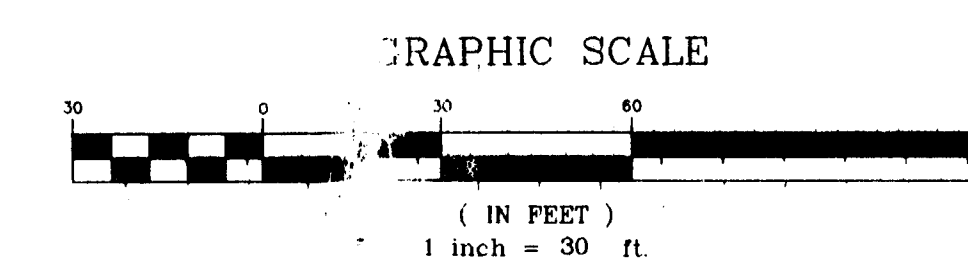
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ROADWAY DESIGN

8712 MAGGIE ROBINSON ROAD, WAXHAW, NORTH CAROLINA 28173 (704) 843-7377

1. ROOF DRAIN OUTLETS SHALL NOT BE CONSTRUCTED WITHIN 18" OF CURB OR GUTTER OR WITHIN 18" OF ANY OTHER OBSTACLE. THE MINIMUM SLOPE OF 1/2" PER FOOT AND A MINIMUM OF 18" OF COVER SHALL BE MAINTAINED. THE INLET SHALL BE LOCATED WITHIN 18" MINIMUM SPACING.



EXISTING SITE CONDITIONS:  
 ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER FURNISHED SURVEY AND LIMITED SITE INVESTIGATION. THE SITE DOES NOT CONTAIN ANY LARGE OR MATURE EXISTING TREES. THE SITE IS GROWN UP WITH WEEDS AND SCRUB BRUSH.



**SURVEY NOTES:**  
 ALL LISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER FURNISHED SURVEY. HITE & ETUE, PE OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.  
 THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF THE WORK. ANY OBSERVED DISCREPANCIES FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREA OF ANY DISCOVERED DISCREPANCIES UNTIL THE DIFFERENCES ARE RESOLVED.  
 THE EXISTING ELEVATION OF ANY POINT OR AREA INTERPOLATED FROM THE INDICATED CONTOURS CANNOT BE ASSURED ACCURATE TO GREATER THAN + OR - 1/2' CONTOUR INTERVAL. NO CONTRACT ADJUSTMENT WILL BE CONSIDERED FOR CHANGES IN THE WORK RESULTING FROM ANY DISCOVERED DEVIATION FROM INDICATED OR FIELD EXISTING ELEVATIONS WITHIN THIS RANGE.

A NEW OFFICE/WAREHOUSE FOR  
**DYE-CHEM INTERNATIONAL**  
 COFFEY CREEK BUSINESS PARK

DWG. DATE/REVISION DATE

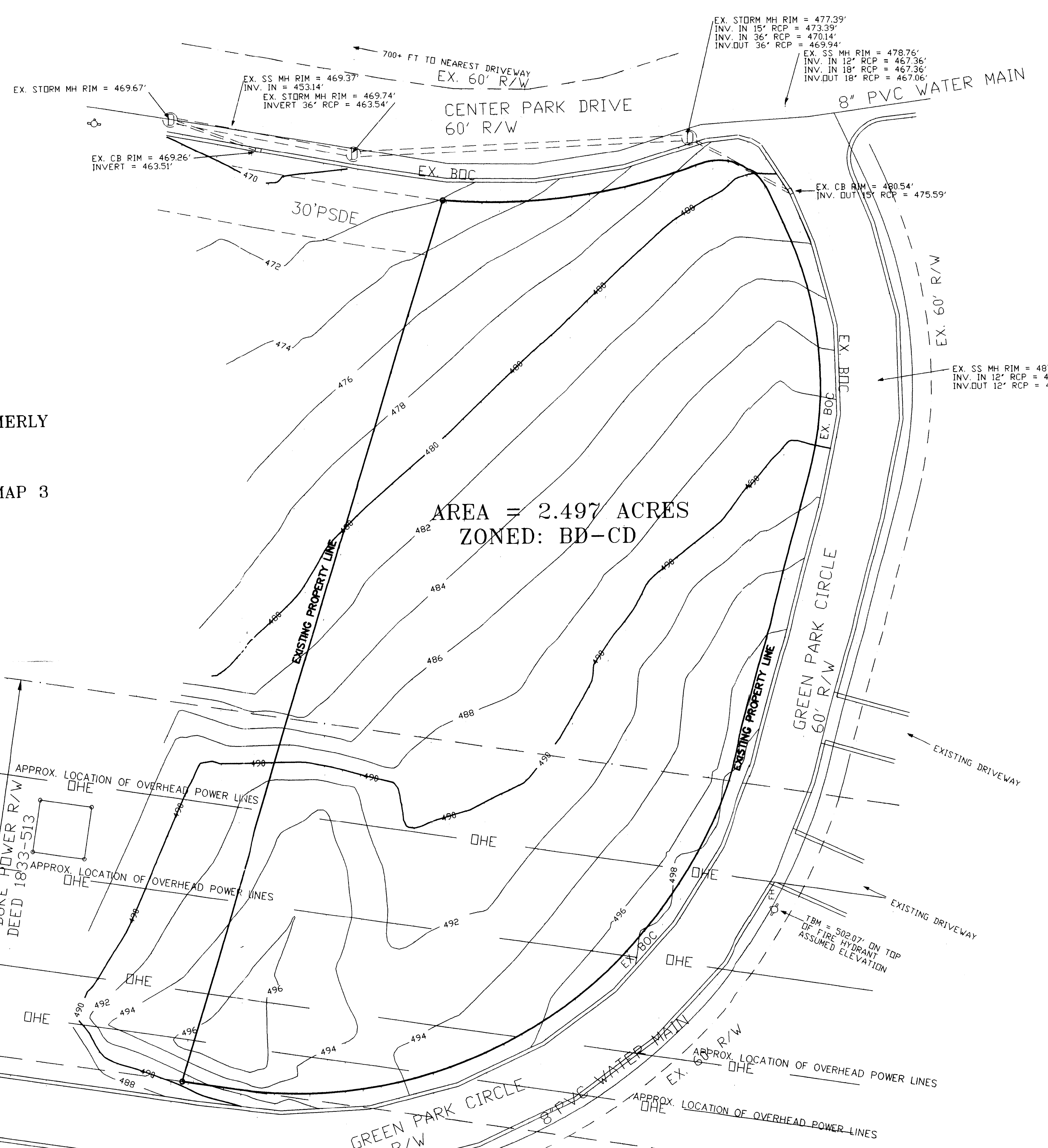
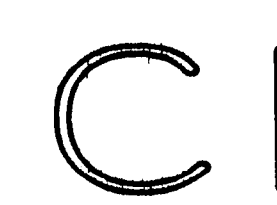
AUGUST 7, 1999  
 9/27/99

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82-14(c)  
 ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: December 13, 1999  
 BY: MARTIN R. CRAMTON, JR.

OVERALL FLOOR PLAN  
 SCALE: 1" = 30'

SHEET 1 OF 11



NOW OR FORMERLY  
 SELSEY L. P.  
 LOT 26  
 MB 22 PG 13  
 PHASE IIIB, MAP 3

AREA = 2.497 ACRES  
 ZONED: BD-CD

OVERHEAD  
 ELECTRICAL  
 TOWERS

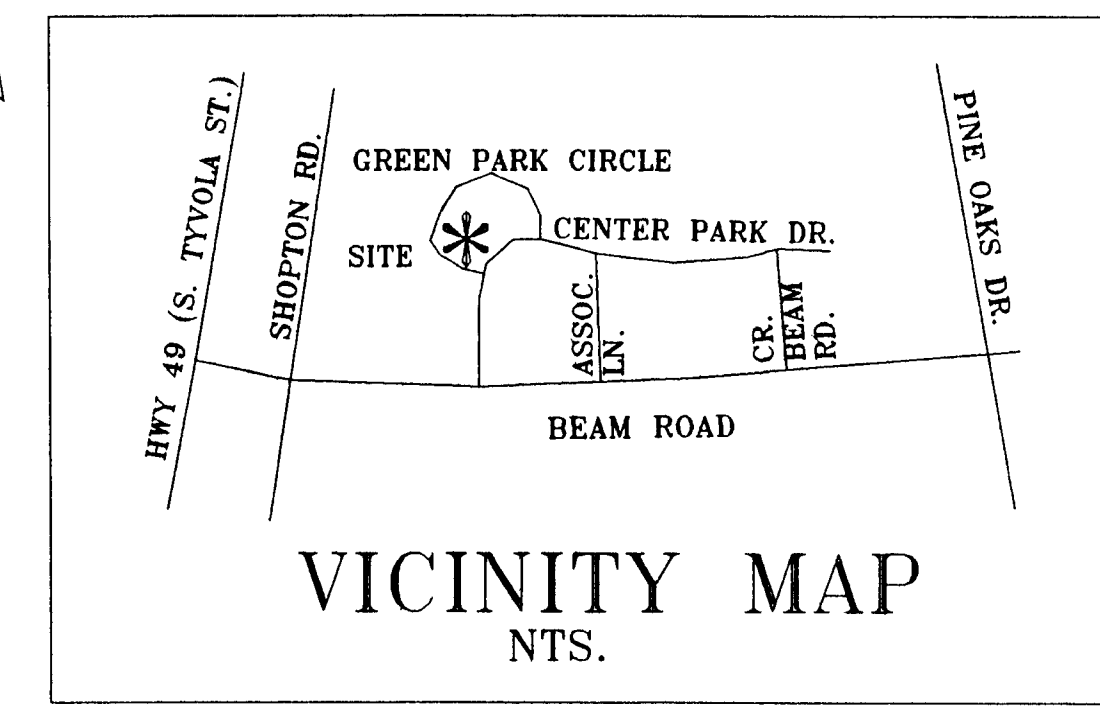
<p><b>ROBERT E. ETUE, PE</b>                  SITE PLANNING                  FLOOD STUDIES                  WATER SYSTEM DESIGN                  WASTEWATER TREATMENT</p>	<p>SANITARY SEWERS                  STORM DRAINAGE                  SUBDIVISION DESIGN                  ROADWAY DESIGN</p>		<p><b>EXISTING SITE PLAN</b></p>
			<p>FOR                  DYE-CHEM INTERNATIONAL, INC.                  2019 CENTER PARK DRIVE                  COFFEY CREEK BUSINESS PARK                  CHARLOTTE, NORTH CAROLINA</p>

**CHARLOTTE - MECKLENBURG  
 PLANNING COMMISSION**  
 INTER - OFFICE COMMUNICATION

DATE: December 13, 1999  
 TO: Robert Brandt, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director  
 SUBJECT: Administrative Approval for Petition No. 82-14(c), Coffey Creek Business Park.

Attached is a site plan for the Dye-Chem International site located in the Coffey Creek Business Park. The plan indicates a reduction in the required 15-foot separation between the building and parking. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.





VICINITY MAP  
NTS.

- NOTES:
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
  - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE REMOVED FROM TREE BASKET PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BASKET FROM ROOT BALL.
  - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 2" NEW TOPSOIL. UNCOMPACTED AND AMEND THE TOP 2" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 500 SQUARE FEET PER TREE.
  - LARGE MATURING TREES MUST BE MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
  - PLEASE CALL 336-3622 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
  - INSTALLATION OF FOUR (4) FOOT SIDEWALK WITH FOUR (4) FOOT PLANTING STRIP REQUIRED ALONG BOTH CENTER PARK DRIVE AND GREEN PARK CIRCLE IN ACCORDANCE WITH CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS.

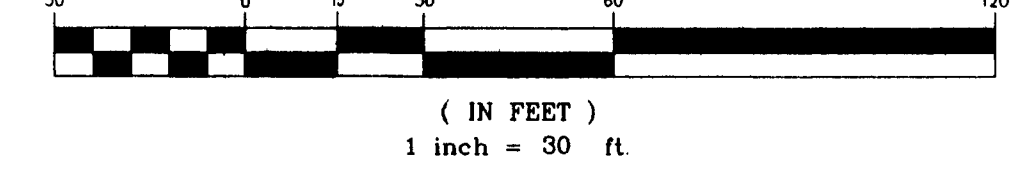
**LEGEND**

- LARGE MATURING EVERGREEN  
SOUTHERN MAGNOLIA, LIVE OAK OR AUSTRALIAN PINE
- LARGE MATURING NONEVERGREEN  
SUGAR MAPLE, RED MAPLE OR WILLOW OAK
- SMALL MATURING EVERGREEN  
CAROLINA CHERRY-AUREL, SAVANNAH HOLY OR WAX MYRTLE
- SMALL MATURING NONEVERGREEN  
FLOWERING DOGWOOD, EASTERN REDBUD OR CRAPMYRTLE
- 36" HIGH EVERGREEN SCREENING 5 GALLON SHRUBS 5" OC  
ABELIA GRANDA FLORA, WAX MYRTLE OR DWARF BURFORD HOLLY

**DYE-CHEM INTERNATIONAL, INC.**

APPROXIMATE DISTURBED AREA = 2.33ACRES  
BUILDING AREA = 39,996 SF  
APPROXIMATE IMPERVIOUS AREA = 68,695 SF  
EXISTING USE: VACANT  
PROPOSED USE: WAREHOUSE & OFFICE  
PARKING REQUIRED 3 SPACES (PER ZONING ORDINANCE SECTION 12.020)  
WAREHOUSE FACILITY:  
PROPOSED WAREHOUSE AREA = 27,760 @ 25 SPACE PER 1,000 SF = 7 SPACES  
OFFICE FACILITY:  
PROPOSED OFFICE AREA = 6,230 SF @ 1 SPACE PER 400 SF = 16 SPACES  
TOTAL REQUIRED = 23 SPACES  
REGULAR = 22 & ACCESSIBLE = 1  
PARKING PROVIDED TOTAL OF 26 SPACES  
ACCESSIBLE PROVIDED 1 SPACES W/ 1 VAN ACCESSIBLE  
REGULAR PROVIDED 25 SPACES  
COMPACT PROVIDED 2 SPACES  
REGULAR PROVIDED 22 SPACES

**GRAPHIC SCALE**



A NEW OFFICE/WAREHOUSE FOR  
**DYE-CHEM INTERNATIONAL**  
COFFEY CREEK BUSINESS PARK

AUGUST 7, 1999

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OVERALL FLOOR PLAN  
SCALE: 1"=30'

C2

**CITY OF CHARLOTTE**  
CHAPTER 21 CITY TREE ORDINANCE CODE SUMMARY

**PERIMETER TREE REQUIREMENTS:**  
LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS:  
STREET: GREEN PARK CIRCLE / 165 FT. = 5 TREES REQUIRED / 6 TREES PROVIDED  
STREET: CENTER PARK DRIVE / 217 FT. = 21 TREES REQUIRED / 21 TREES PROVIDED  
PIER LINE RIGHT OF WAY: 371 FT. = 12 SMALL TREES REQUIRED / 13 SMALL TREES PROVIDED

IF OVERHEAD DISTRIBUTION POWER LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 35 FT. OF LINES. OTHERWISE 50% OF NEW TREES MUST BE LARGE MATURING.

**INTERNAL TREE REQUIREMENTS:**  
ONE TREE PER 1,000 SQ. FT. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.  
CALCULATIONS: IMPERVIOUS AREA = 68,695 SQ. FT. \* 10% = 6,869.5 SQ. FT. (ENTIRE SITE) LANDSCAPE AREA = 6,870 SQ. FT. = 10% OF TOTAL IMPERVIOUS. TOTAL SITE AREA = 108,781.2 SQ. FT.

\* INTERNAL TREE REQUIREMENT: IMPERVIOUS AREA/ 10,000 = 7 TREES

**ATTENTION CONTRACTOR / LANDSCAPER**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY CONDITIONS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3699 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONCERNS REGARDING SIGN, OVERHEAD POWERLINES OR OTHER UTILITIES.

**CMUD NOTES:**

- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD-REQUIRED BACKFLOW PREVENTER.
- EACH CMUD-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
- BACKFLOW PREVENTER'S SIZE, TYPE, TYPE OF INSTALLATION, AND TYPE OF ENCLOSURE SHALL BE DETERMINED BY A MECHANICAL ENGINEER. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE-GROUND WITHIN INSULATED ENCLOSURE PER CMUD REQUIREMENTS. DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY INSTALLED BELOW-GROUND WITHIN CONCRETE VAULT PER CMUD REQUIREMENTS. SEE CMUD STANDARD DETAIL DRAWINGS 1 THRU 12 OF 12 IN THE CMUD SEE POLICIES, PROCEDURES, STANDARDS AND SPECIFICATIONS MANUAL.

**OVERHEAD ELECTRICAL TOWERS**

APPROX. LOCATION 35 FEET FROM OVERHEAD POWER LINES

APPROX. LOCATION OF OVERHEAD POWER LINES

APPROX. LOCATION OF OVERHEAD POWER LINES

APPROX. LOCATION OF OVERHEAD POWER LINES

**ROBERT E. ETUE, PE**

SITE PLANNING  
FLOOD STUDIES  
WATER SYSTEM DESIGN  
WASTEWATER TREATMENT

SANITARY SEWERS  
STORM DRAINAGE  
SUBDIVISION DESIGN  
ROADWAY DESIGN

8712 MAGGIE ROBINSON ROAD, WAXHAW, NORTH CAROLINA 28173 (704) 843-7377

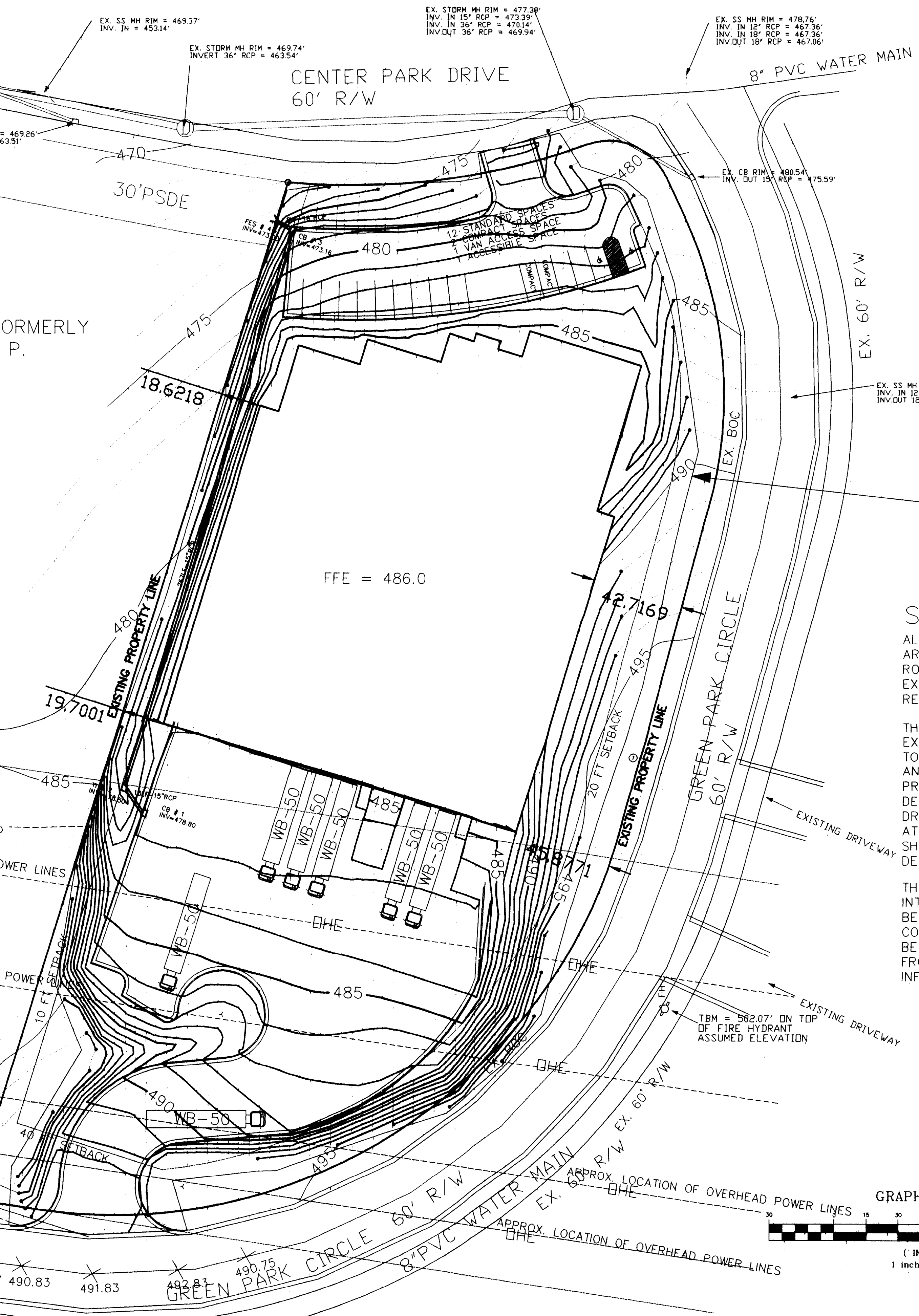
**PROPOSED SITE PLAN**

FOR  
**DYE-CHEM INTERNATIONAL, INC.**  
2019 CENTER PARK DRIVE  
COFFEY CREEK BUSINESS PARK  
CHARLOTTE, NORTH CAROLINA

REVISIONS:  
8/02/99  
9/27/99  
11/15/99  
12/06/99

**RAW GRADING SUMMARY:**  
RAW CUT VOLUME 8889.03 CY  
RAW FILL VOLUME 3442.89 CY

- NOTES:**
- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOUR NOTICE PRIOR TO START OF CONSTRUCTION.
  - COORDINATE ALL CURB AND STREET GRADES IN DRIVEWAY INTERSECTIONS WITH INSPECTOR.
  - ALL ROAD IMPROVEMENTS AT DRIVEWAYS TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
  - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSERVED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
  - ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
  - THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
  - NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CITY OF CHARLOTTE/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

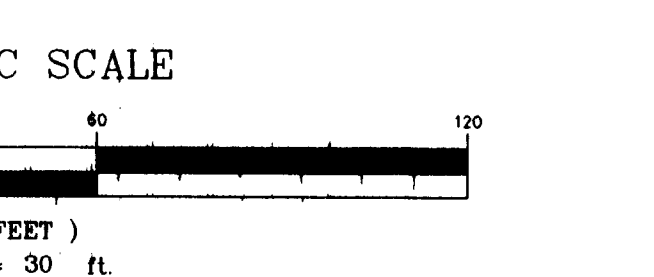


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THE EXISTING ELEVATION OF ANY POINT OR AREA INTERPOLATED FROM THE INDICATED CONTOURS CANNOT BE ASSUMED ACCURATE TO GREATER THAN + OR - 1/2 CONTOUR INTERVAL. NO CONTRACT ADJUSTMENT WILL BE CONSIDERED FOR CHANGES IN THE WORK RESULTING FROM ANY DISCOVERED DEVIATION FROM INDICATED OR INFERRED EXISTING ELEVATIONS WITHIN THIS RANGE.



A NEW OFFICE/WAREHOUSE FOR  
**DYE-CHEM INTERNATIONAL**  
COFFEY CREEK BUSINESS PARK

AUGUST 7, 1999

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OVERALL FLOOR PLAN  
SCALE: 1"=30'

C3

**ROBERT E. ETUE, PE**

SITE PLANNING  
FLOOD STUDIES  
WATER SYSTEM DESIGN  
WASTEWATER TREATMENT

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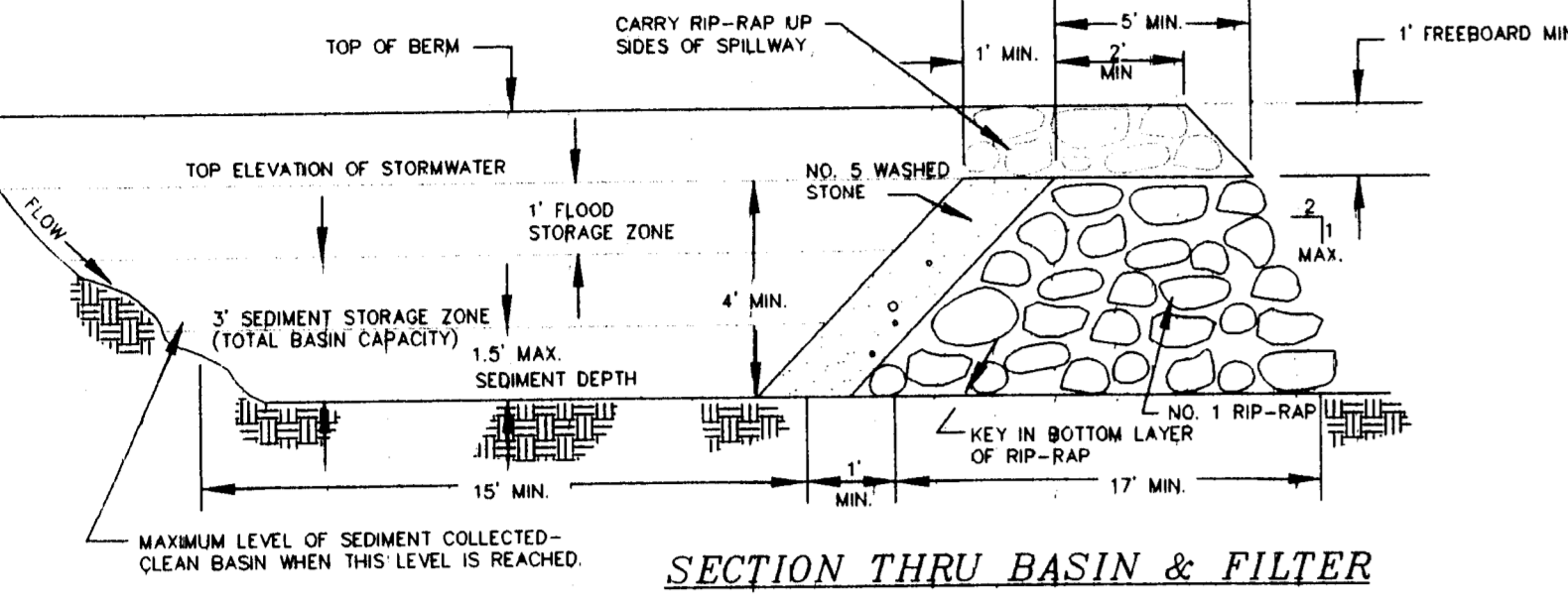
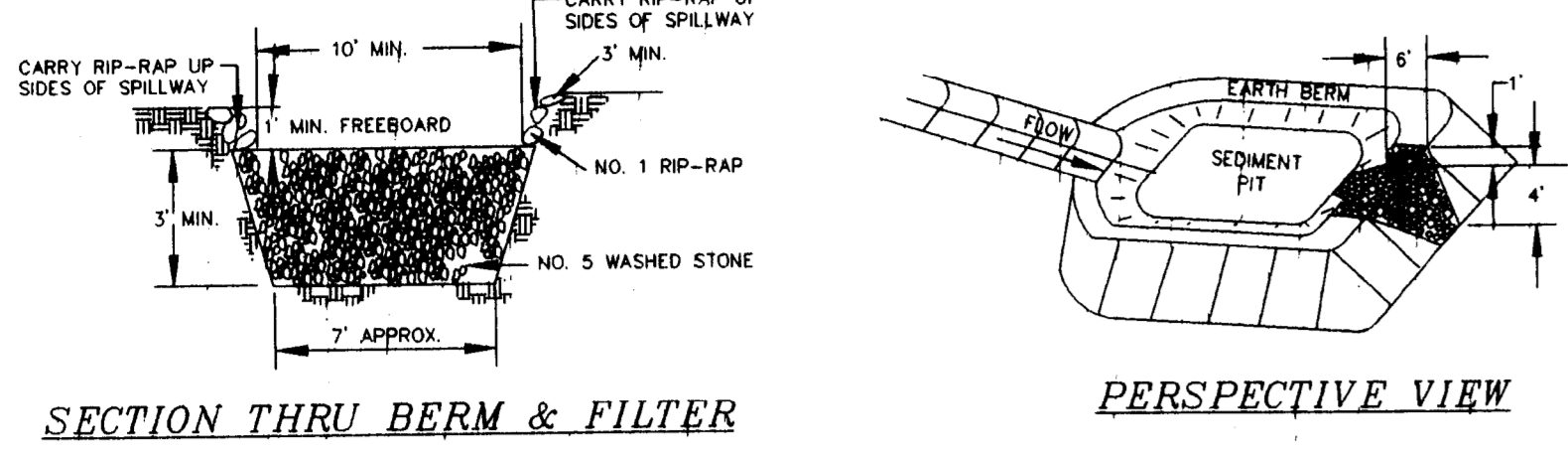
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**GRADING PLAN**

FOR  
**DYE-CHEM INTERNATIONAL, INC.**  
2019 CENTER PARK DRIVE  
COFFEY CREEK BUSINESS PARK  
CHARLOTTE, NORTH CAROLINA

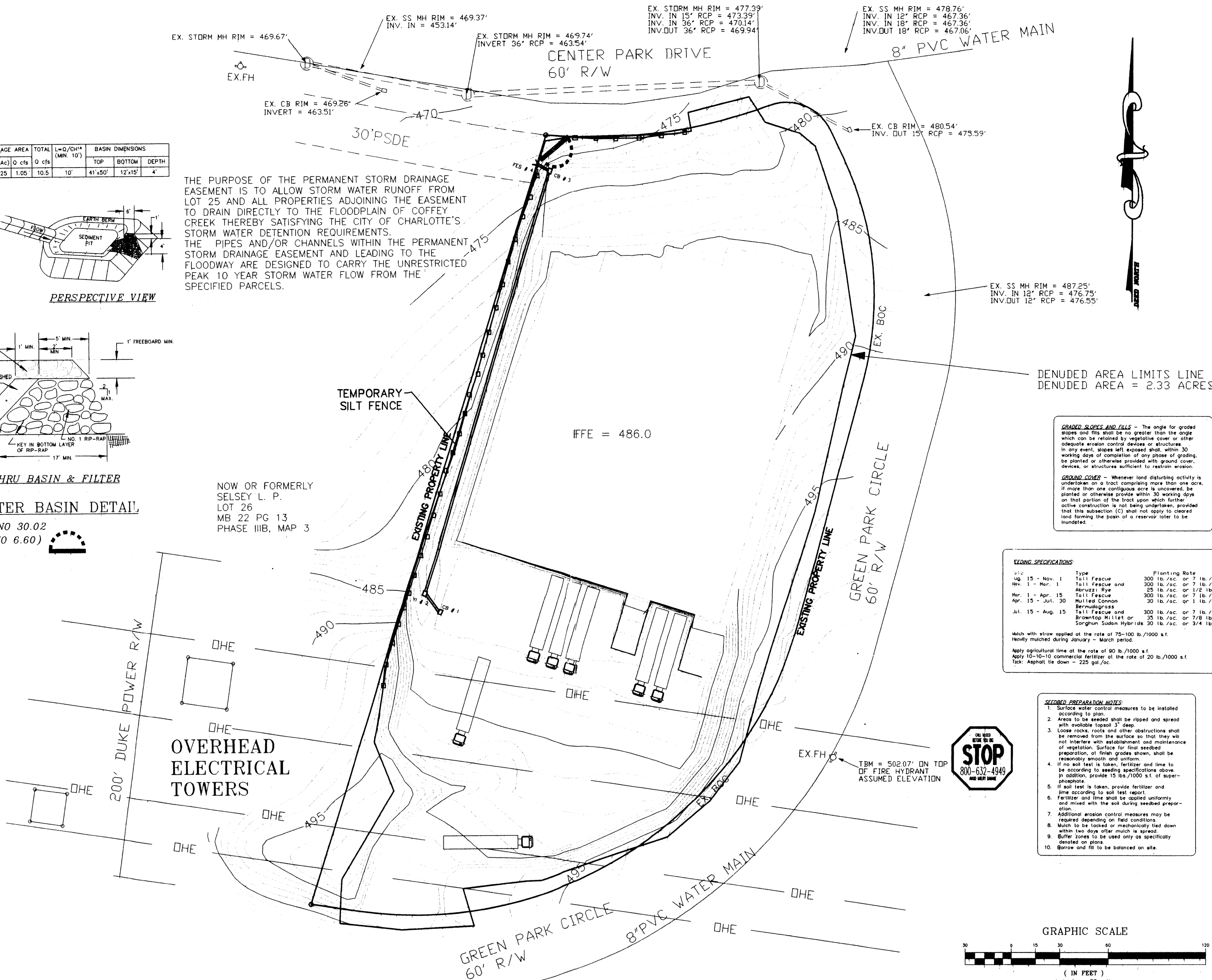
REVISION:  
11/15/99

Table with 5 columns: FILTER BASIN NO., DENIED AREA ONLY, FILTER BASIN VOLUME RECEIVED, ADDITIONAL DRAINAGE AREA, TOTAL, L-10/24 H-10, BASIN DIMENSIONS. Includes rows for filter basins 1 and 2.



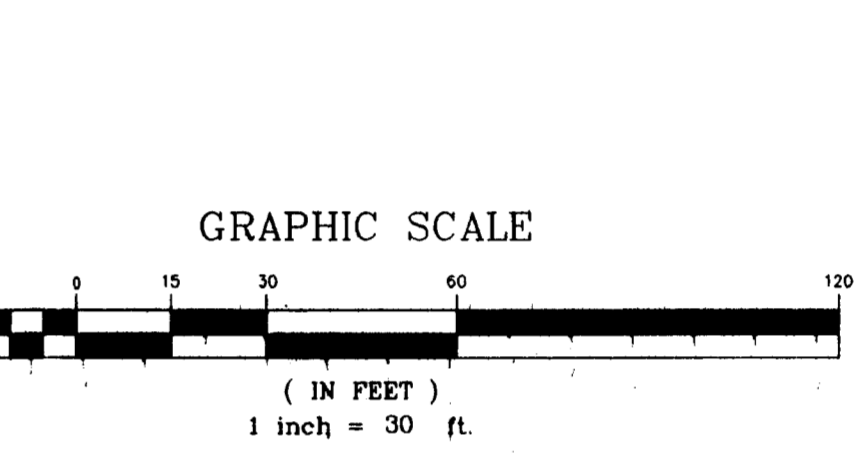
GRAVEL & RIP RAP FILTER BASIN DETAIL (CHAR/MECK STD NO 30.02 OR USE NC STD NO 6.60)

THE PURPOSE OF THE PERMANENT STORM DRAINAGE EASEMENT IS TO ALLOW STORM WATER RUNOFF FROM LOT 25 AND ALL PROPERTIES ADJOINING THE EASEMENT TO DRAIN DIRECTLY TO THE FLOODPLAIN OF COFFEY CREEK THEREBY SATISFYING THE CITY OF CHARLOTTE'S STORM WATER DETENTION REQUIREMENTS. THE PIPES AND/OR CHANNELS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT AND LEADING TO THE FLOODWAY ARE DESIGNED TO CARRY THE UNRESTRICTED PEAK 10 YEAR STORM WATER FLOW FROM THE SPECIFIED PARCELS.



GRASS SLOPES AND FILL - The slope for graded areas shall be 3% unless otherwise noted. The slope shall be maintained by vegetation cover or other suitable erosion control measures. In any event, slopes shall be maintained within 30 working days of completion of any phase of grading, be planted or otherwise provided with ground cover, mulch, or structures sufficient to prevent erosion.

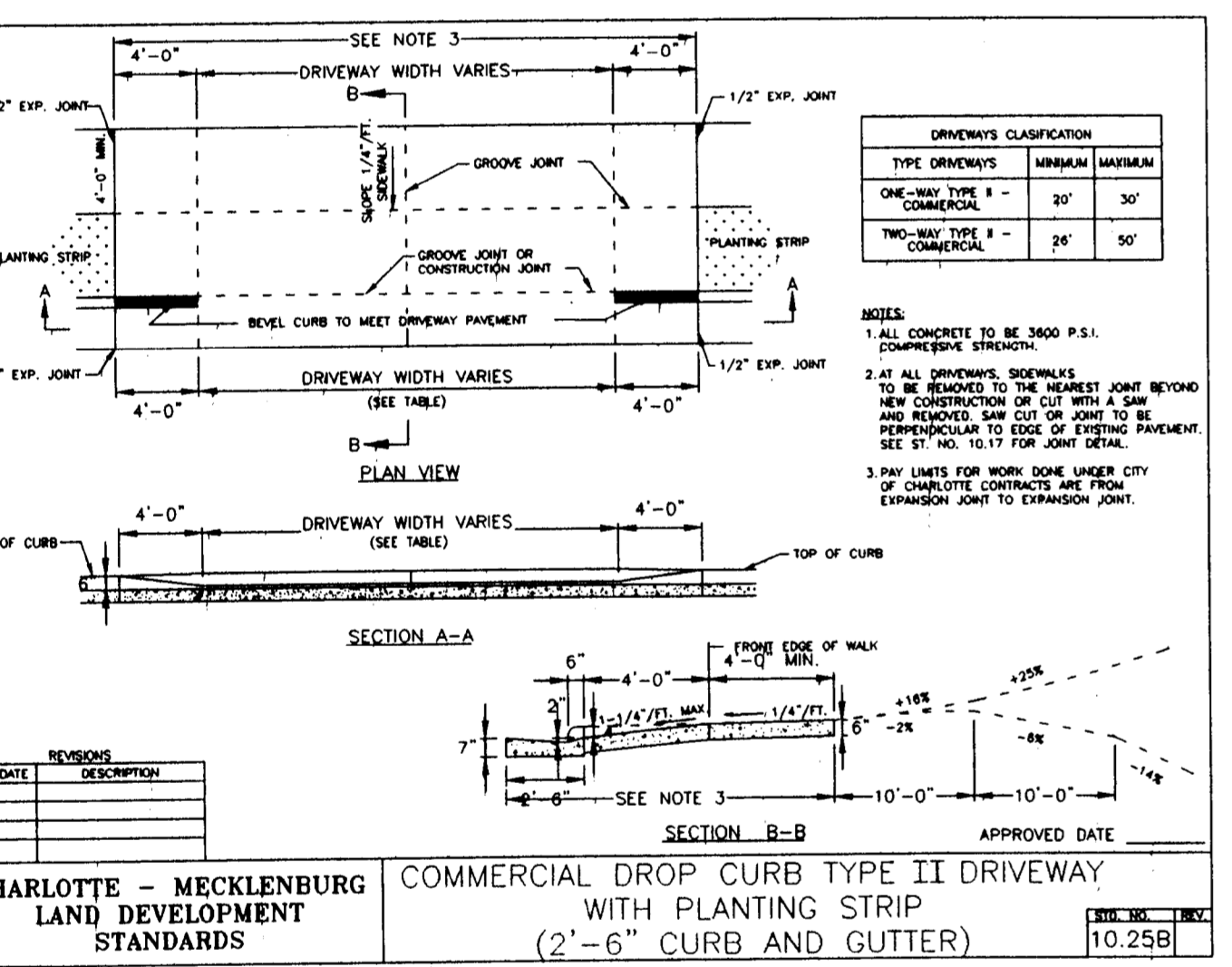
SEEDING SPECIFICATIONS: Table with columns for DATE, TYPE, RATE, and AMENDMENTS. Includes rows for Tall Fescue, Kentucky Bluegrass, and Ryegrass. Includes a note about soil testing and application rates.



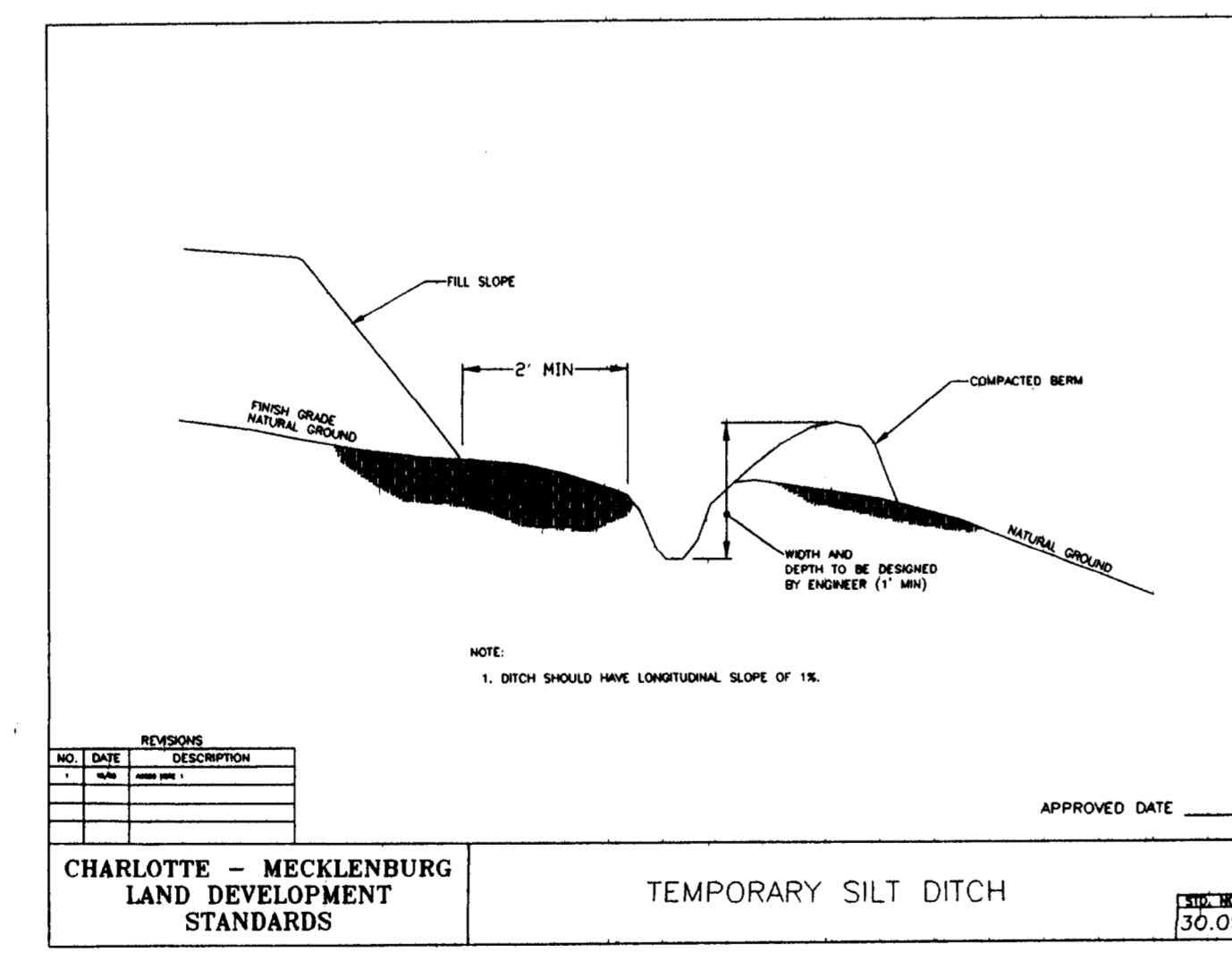
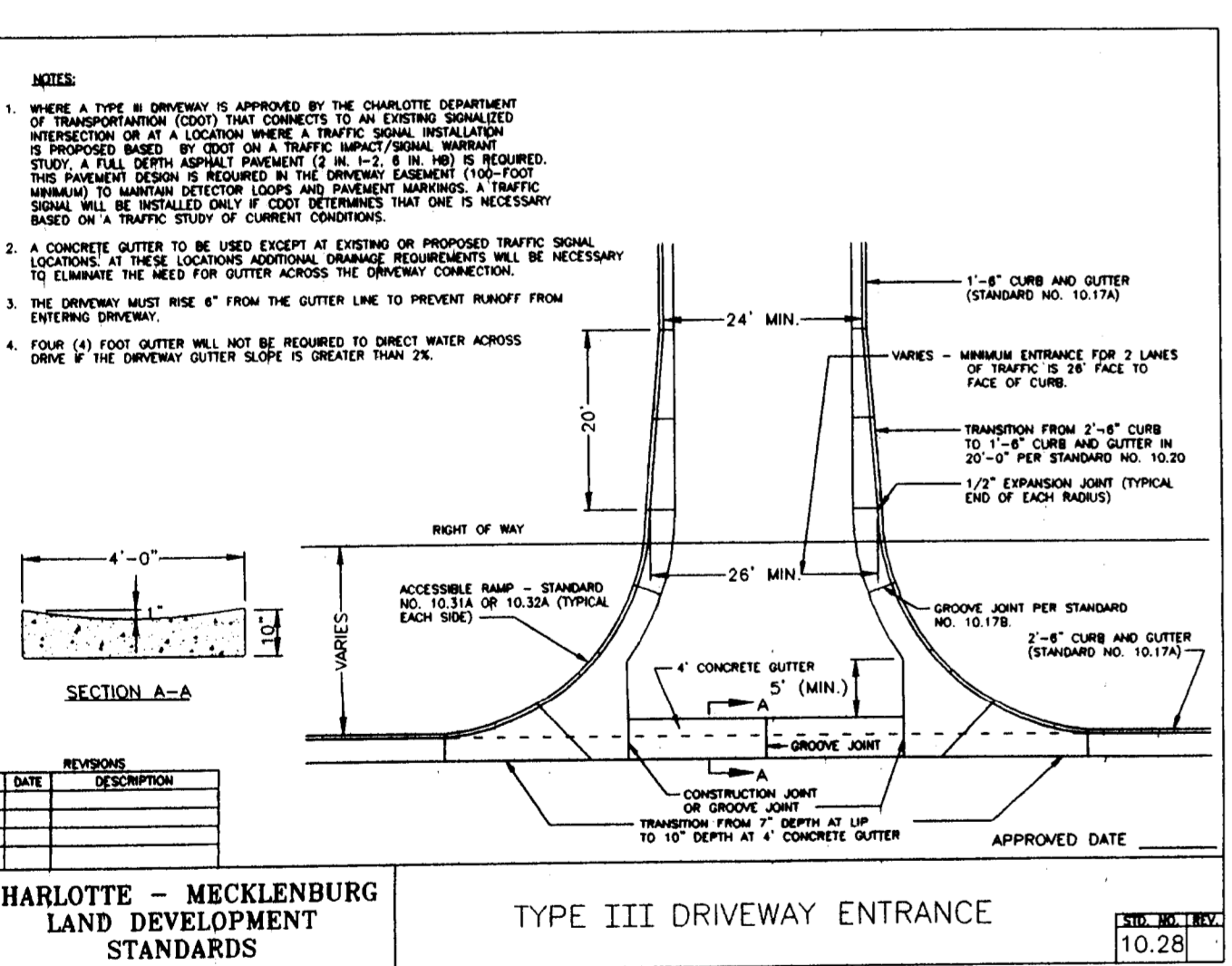
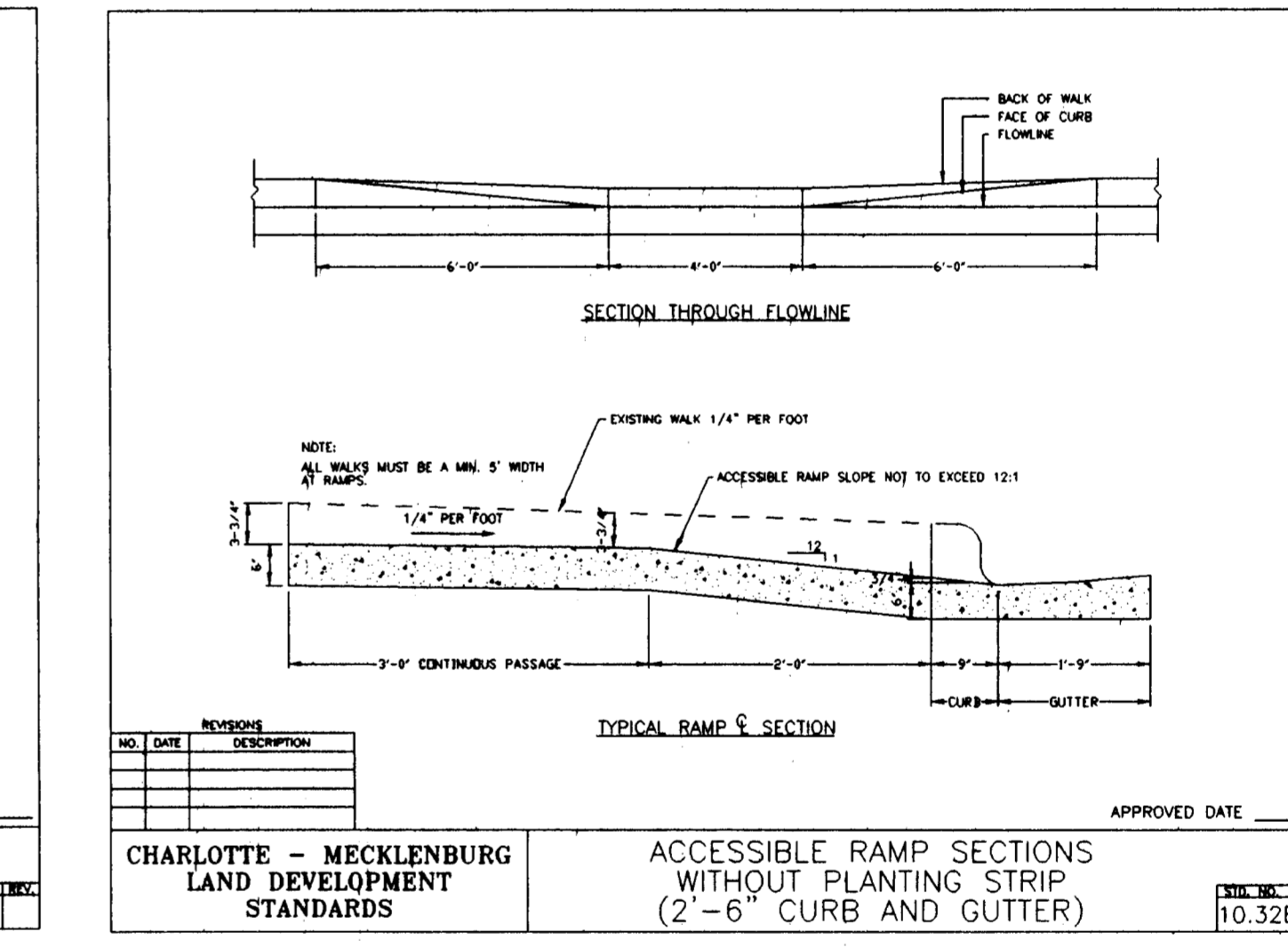
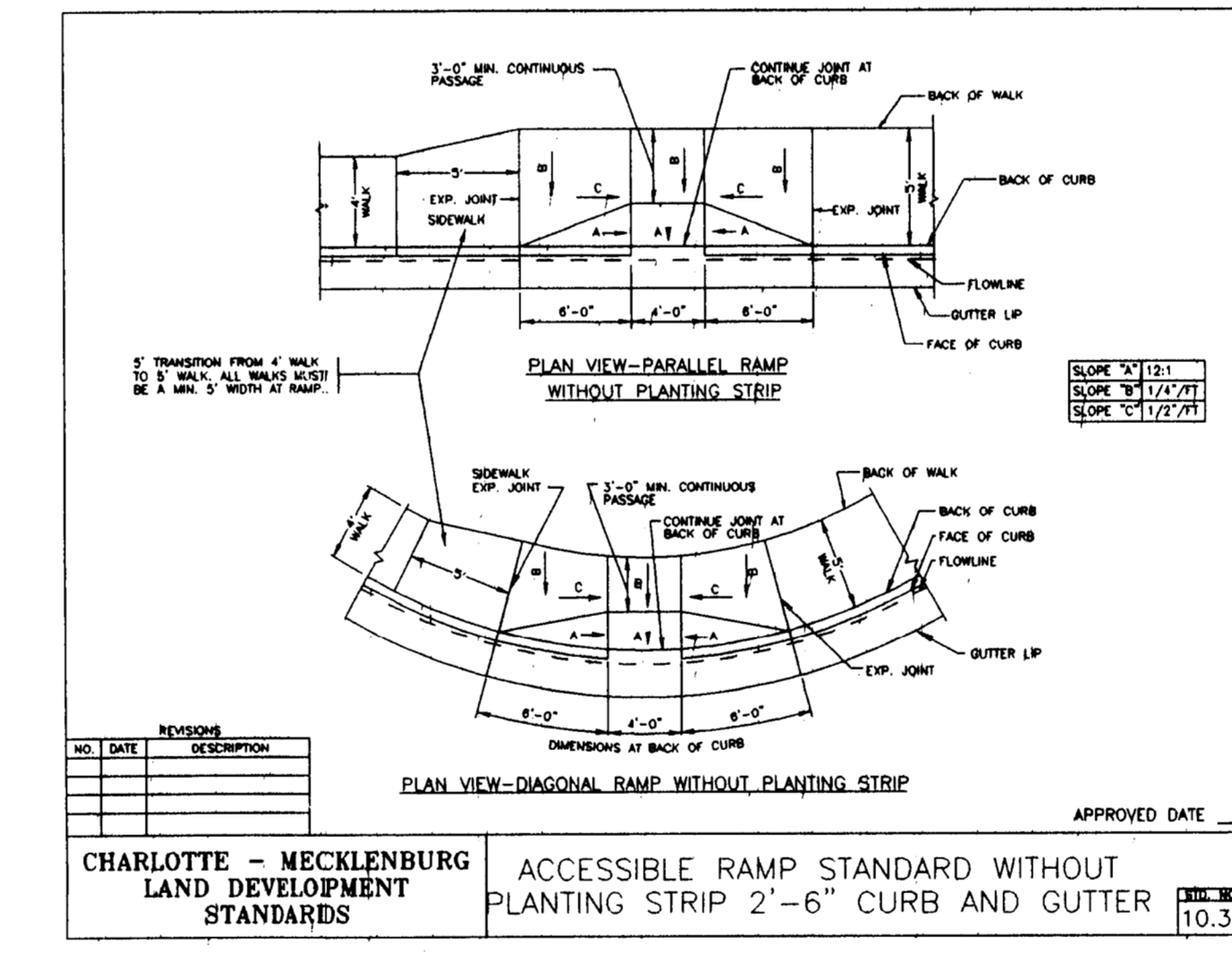
Professional seal and title block for Robert E. Etue, PE. Includes site planning, flood studies, sanitary sewers, storm drainage, subdivision design, wastewater treatment, and roadway design. Mentions Sedimentation & Erosion Control Plan for Dye-Chem International, Inc. at 2019 Center Park Drive, Coffey Creek Park, Charlotte, North Carolina. Revision: 11/15/99.

A NEW OFFICE/WAREHOUSE FOR DYE-CHEM INTERNATIONAL COFFEY CREEK BUSINESS PARK

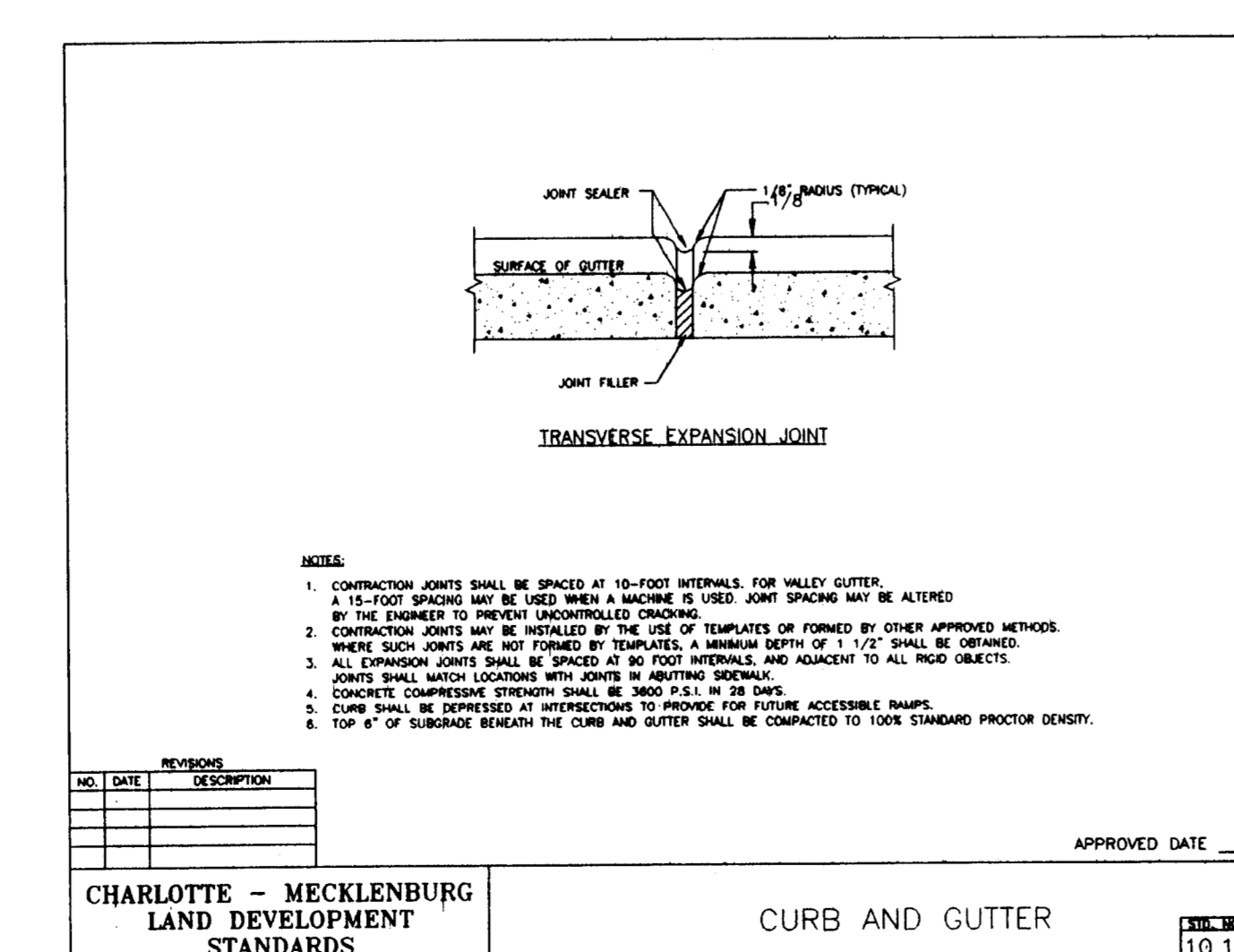
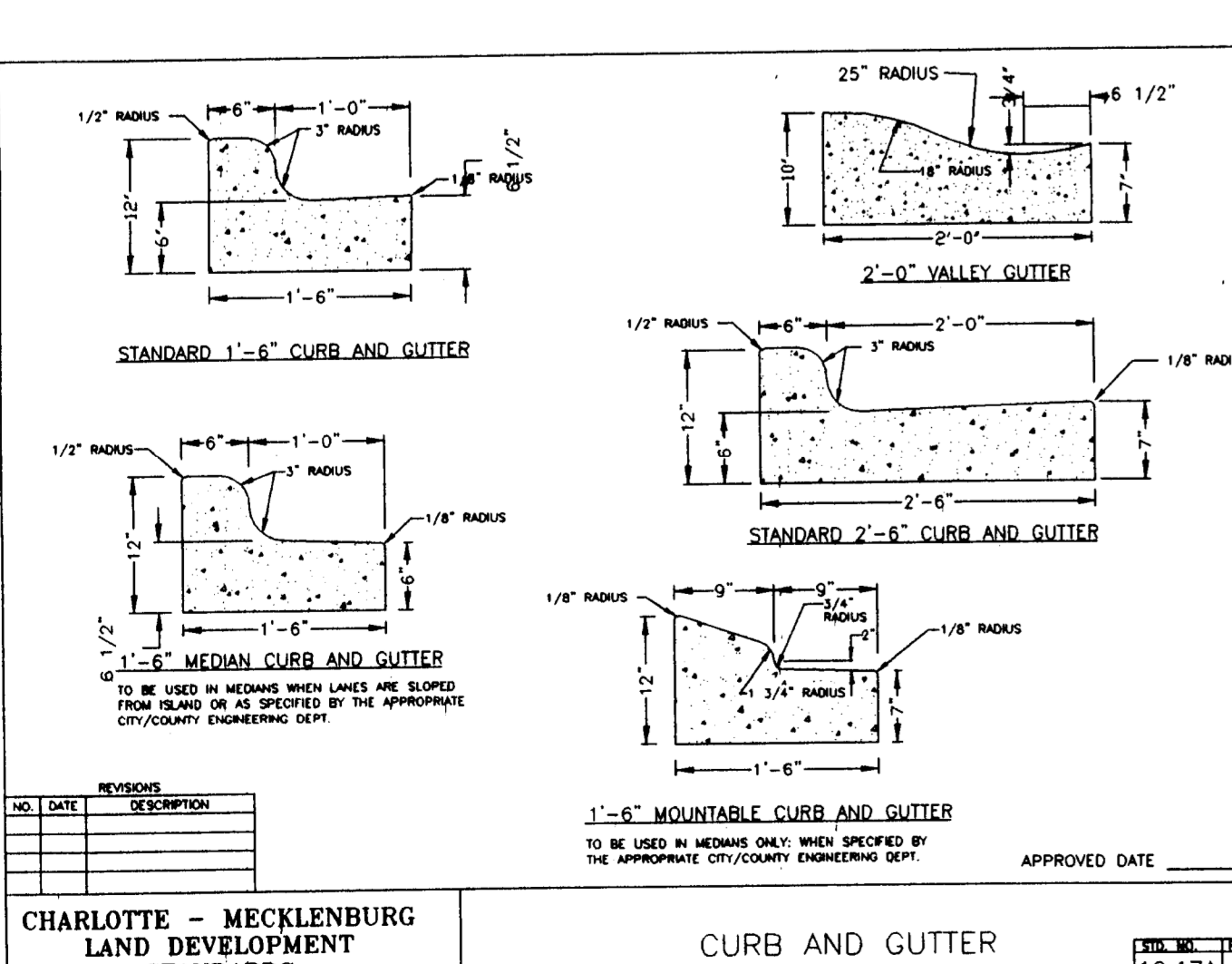
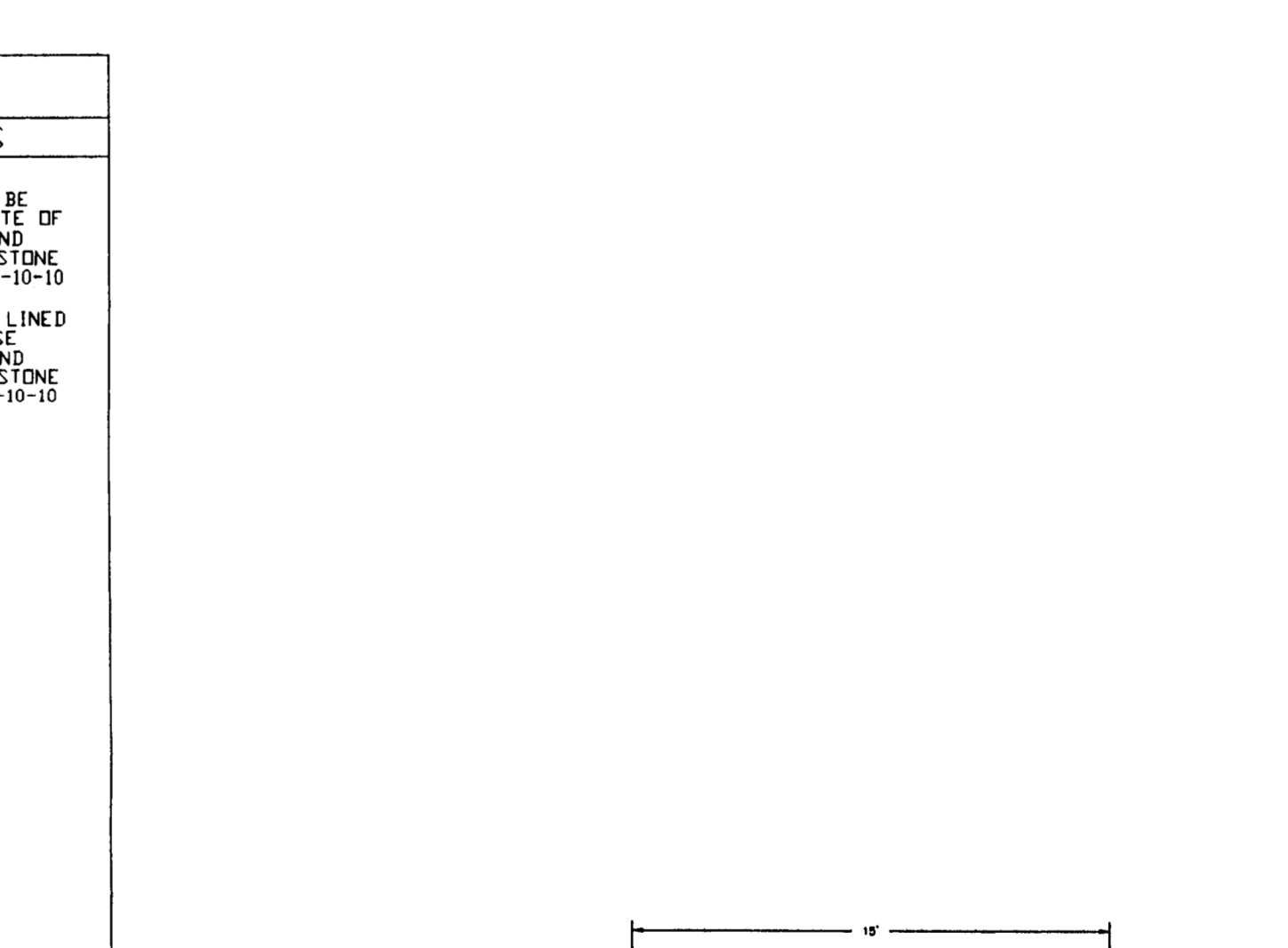
OVERALL FLOOR PLAN SCALE: 1"=30'



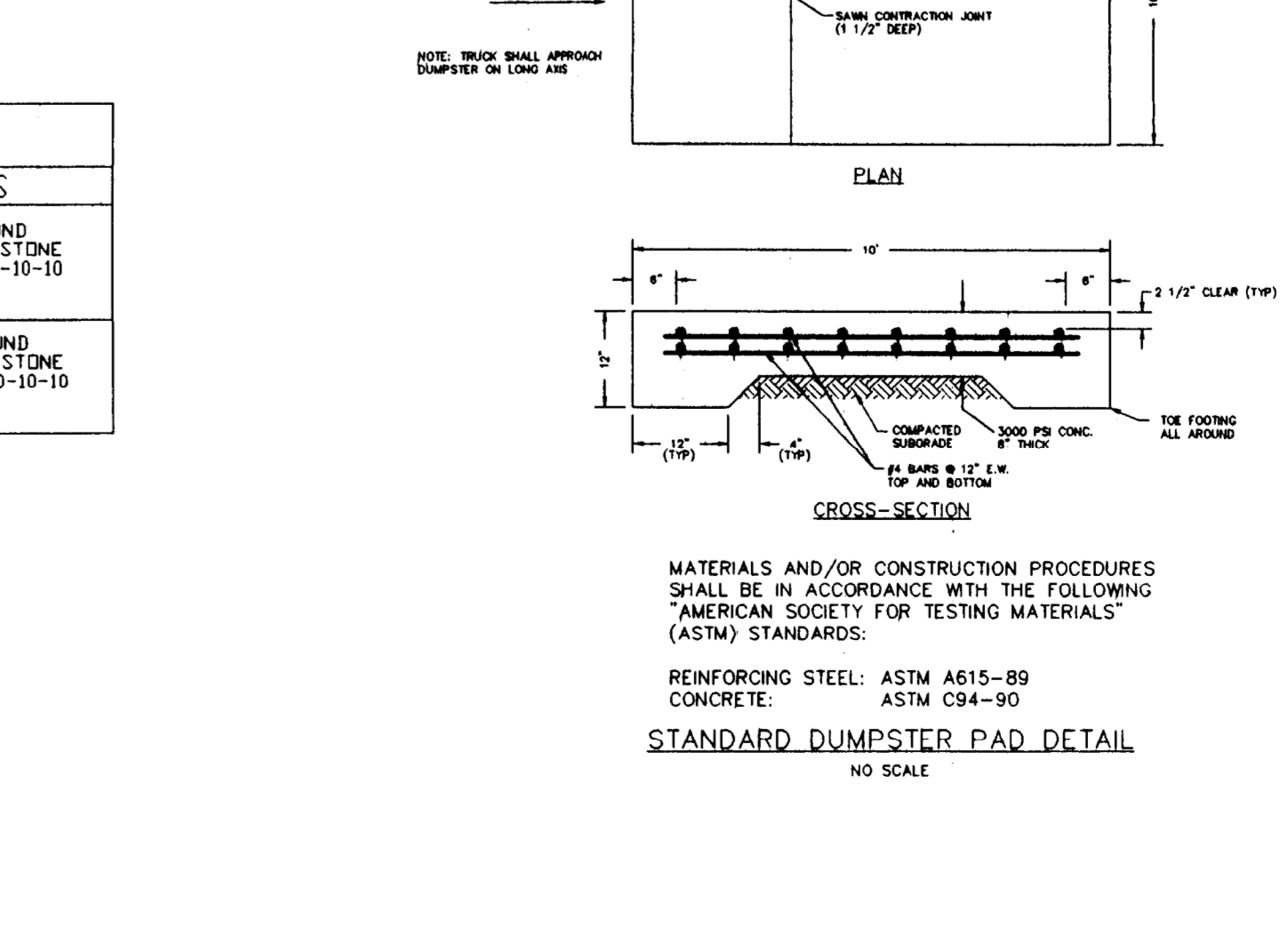
GENERAL NOTES--SEDIMENT BASINS: 1. ALL SEDIMENT BASINS SHALL BE CLEANED, GRABBED, AND STOPPED AT THE END OF EACH YEAR AND NOT LESS THAN 10% OF THE YEAR. 2. THE FILL MATERIAL FOR THE SEDIMENT BASIN SHALL BE OF THE BEST AVAILABLE MATERIAL. 3. THE SEDIMENT BASIN SHALL BE MAINTAINED IN SUCH A MANNER THAT IT WILL BE CAPABLE OF RECEIVING THE DESIGN FLOW WITHOUT OVERFLOWING THE BASIN. 4. THE SEDIMENT BASIN SHALL BE MAINTAINED IN SUCH A MANNER THAT IT WILL BE CAPABLE OF RECEIVING THE DESIGN FLOW WITHOUT OVERFLOWING THE BASIN. 5. THE SEDIMENT BASIN SHALL BE MAINTAINED IN SUCH A MANNER THAT IT WILL BE CAPABLE OF RECEIVING THE DESIGN FLOW WITHOUT OVERFLOWING THE BASIN.



PERMANENT SEEDING SPECIFICATIONS: Table with columns for DATES, TYPE, RATE, and AMENDMENTS. Includes rows for Low Maintenance Areas (Steep Slopes, Shallow or Dry Soil) and High Maintenance Areas (Gentle Slopes, Average Soils).



TEMPORARY SEEDING SPECIFICATIONS: Table with columns for DATES, TYPE, RATE, and AMENDMENTS. Includes rows for Ryegrass, Annual Lespedeza or Lobe, and Ryegrass.



Professional seal and title block for Robert E. Etue, PE. Includes site planning, flood studies, sanitary sewers, storm drainage, subdivision design, wastewater treatment, and roadway design. Mentions Details for Dye-Chem International, Inc. at 2019 Center Park Drive, Coffey Creek Park, Charlotte, North Carolina. Revision: 11/15/99.

A NEW OFFICE/WAREHOUSE FOR DYE-CHEM INTERNATIONAL COFFEY CREEK BUSINESS PARK

OVERALL FLOOR PLAN SCALE: AS NOTED

