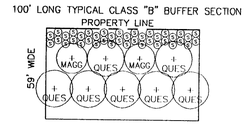
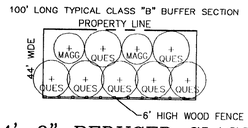


59'-0" CLASS "B" BUFFER DETAIL

TYPICAL BUFFER NOTES:

9 TREES
2 SOUTHERN MAGNOLIA (MAGG)
7 SHUMARD OAK (QUES)
40 SHRUBS
40 DWARF BURFORD HOLLY (S)

TREES:
MINIMUM 40% LARGE MATURING TREES (LMT)
MINIMUM 25% EVERGREEN TREES (EVER)
MINIMUM 2" CALIPER @ 6" ABOVE GRADE
SHRUBS:
2'-6"H X 2'-0"W @ 5'-0" O.C.



44'-0" REDUCED CLASS "B" BUFFER DETAIL

TYPICAL BUFFER NOTES:

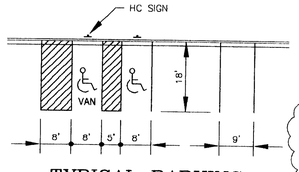
BUFFER REDUCED BY 25% AND NO SHRUBS ARE REQUIRED WITH USE OF WOODEN FENCE

9 TREES
2 SOUTHERN MAGNOLIA (MAGG)
7 SHUMARD OAK (QUES)

TREES:
MINIMUM 40% LARGE MATURING TREES (LMT)
MINIMUM 25% EVERGREEN TREES (EVER)
MINIMUM 2" CALIPER @ 6" ABOVE GRADE

PLANT SCHEDULE

KEY	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	HEIGHT (MIN.)	CALIPER (MIN.)	REMARKS
ACES	12	TREE	SUGAR MAPLE	ACER SACCHARUM 'LEGACEY'	8'-10'	2"-2.5"	SINGLE STEM
QUES	55	TREE	SHUMARD OAK	QUERCUS SHUMARDII	8'-10'	2"-2.5"	SINGLE STEM
LAGI	10	TREE	CREPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	8'-10'	1.5"	3 TRUNKS
MAGG	17	TREE	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	8'-10'	2"-2.5"	SINGLE STEM
S	187	SHRUB	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	3'	–	2' SPREAD



TYPICAL PARKING

DEVELOPMENT DATA

PROPOSED ZONING: BD (CD)

PROPOSED USE: OFFICE / WAREHOUSE

BUFFERS:
50' GREENEWAY ALONG BEAM ROAD
44' REDUCED CLASS B BUFFER ALONG THE NORTHERN PROPERTY LINE OF ALLISON CARL CEBURN JR.
59' CLASS B BUFFER ALONG THE WESTERN PROPERTY LINE OF ALLISON CARL CEBURN JR.

OWNER:

CARL CEBURN ALLISON SR
3001 BEAM ROAD
CHARLOTTE, NC 28217
ZONING:
R-3
TAX ID NUMBER:
201-142-05, 06

ACRES

TOTAL ACRES = 6.96 AC.

BUILDING DATA:

A. DESIGN CRITERIA	
WIND LOAD –	80 MPH
LIVE LOAD –	20 PSF
DEAD LOAD –	25 PSF
ASSUMED SOIL BEARING –	3000 PSF
SEISMIC ZONE –	7
B. BUILDING REQUIREMENTS:	
BUILDING AREA –	56,000 SQ. FT.
BUILDING HEIGHT –	35 FT.
No. OF STORIES –	1
SPRINKLED –	NO
CONSTRUCTION TYPE –	TYPE IV (UP)
OCCUPANCY –	OFFICE / WAREHOUSE
C. ZONING:	
EXISTING –	R-3
D. TAX PARCEL No.:	141-241-05,06
E. PARKING REQUIREMENTS:	
PARKING SPACE –	9'X18'
HANDICAPPED SPACE –	18'X18'
PARKING REQUIRED –	52
PARKING PROVIDED –	89
HANDICAP SPACE REQUIRED –	4
HANDICAP SPACE PROVIDED –	4
F. SETBACK REQUIREMENTS:	
FRONT SETBACK –	20
SIDE YARD –	10
SIDE YARD –	10
REAR YARD –	10
G. TREE REQUIREMENTS:	
PERIMETER TREES –	7 LMT OR 10 SMT
INTERNAL TREES –	13 REQUIRED
H. PERVIOUS/IMPERVIOUS AREA:	
EXIST. IMPERVIOUS AREA –	9,673 SQ. FT.
FUTURE IMPERVIOUS –	115,515 SQ. FT.
GREEN AREA –	178,090 SQ. FT.
TOTAL AREA –	303,278 SQ. FT.

PARKING CALCULATIONS

A. OFFICE AREA: 16,800 SF OFFICE	1 SPACE / 400 SF 42 SPACES REQUIRED
B. WAREHOUSE: 39,200 SF WAREHOUSE	1 SPACE / 4000 SF 10 SPACES REQUIRED

THEREFORE 52 SPACES REQUIRED
89 SPACES PROVIDED

TREE CALCULATIONS:

PERIMETER TREES
– FRONTAGE / 40 FT = LMT
– 299 FT / 40 FT / 7 LMT ALONG BEAM ROAD
– FRONTAGE / 30 FT = SMT
– 299 FT / 30 FT / 10 SMT ALONG BEAM ROAD

INTERIOR TREES
– IMPERVIOUS AREA / 10,000 SF/TREE
– 125,188 / 10,000 SF/ 13 TREES

GENERAL NOTES:

1. BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY STEPHEN B. MULLINS & ASSOC. (704) 563-0566.
2. INTERIOR BUILDING DIMENSIONING SHALL BE FROM ARCHITECTURAL PLANS.
3. DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL "STD." NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
5. NON-STANDARD ITEMS, IE: PAVERS, IRRIGATION SYSTEMS, ETC., IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH NCDOT BEFORE INSTALLATION.
6. ASSIGNED BUILDING NUMBER MUST BE CLEARLY VISIBLE FROM BEAM ROAD.
7. REQUIRED STORMWATER DETENTION WILL BE PROVIDED IN A BELOW GROUND PIPE SYSTEM.
8. NO ABOVE GROUND STORM WATER DETENTION ALLOWED IN SETBACK.
9. NO LOADING DOCKS SHALL BE ALLOWED TO FACE BEAM ROAD.
10. SIDEWALK TO BE INSTALLED FROM EACH BUILDING ENTRANCE TO SIDEWALK ALONG BEAM ROAD
11. WALL PAK TYPE LIGHTING ALONG PUBLIC STREETS OR LOCATED ADJACENT TO SINGLE FAMILY RESIDENTIAL PROPERTY PROHIBITED.
12. 5' SIDEWALK W/ 8' PLANTING STRIP MAY MEANDER TO SAVE EXISTING TREES.
13. DEVELOPER TO DEDICATE PROPERTY LOCATED IN THE PROPOSED RIGHT OF WAY MEASURED 35' FROM CENTERLINE OF BEAM ROAD PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY

UTILITY NOTES:

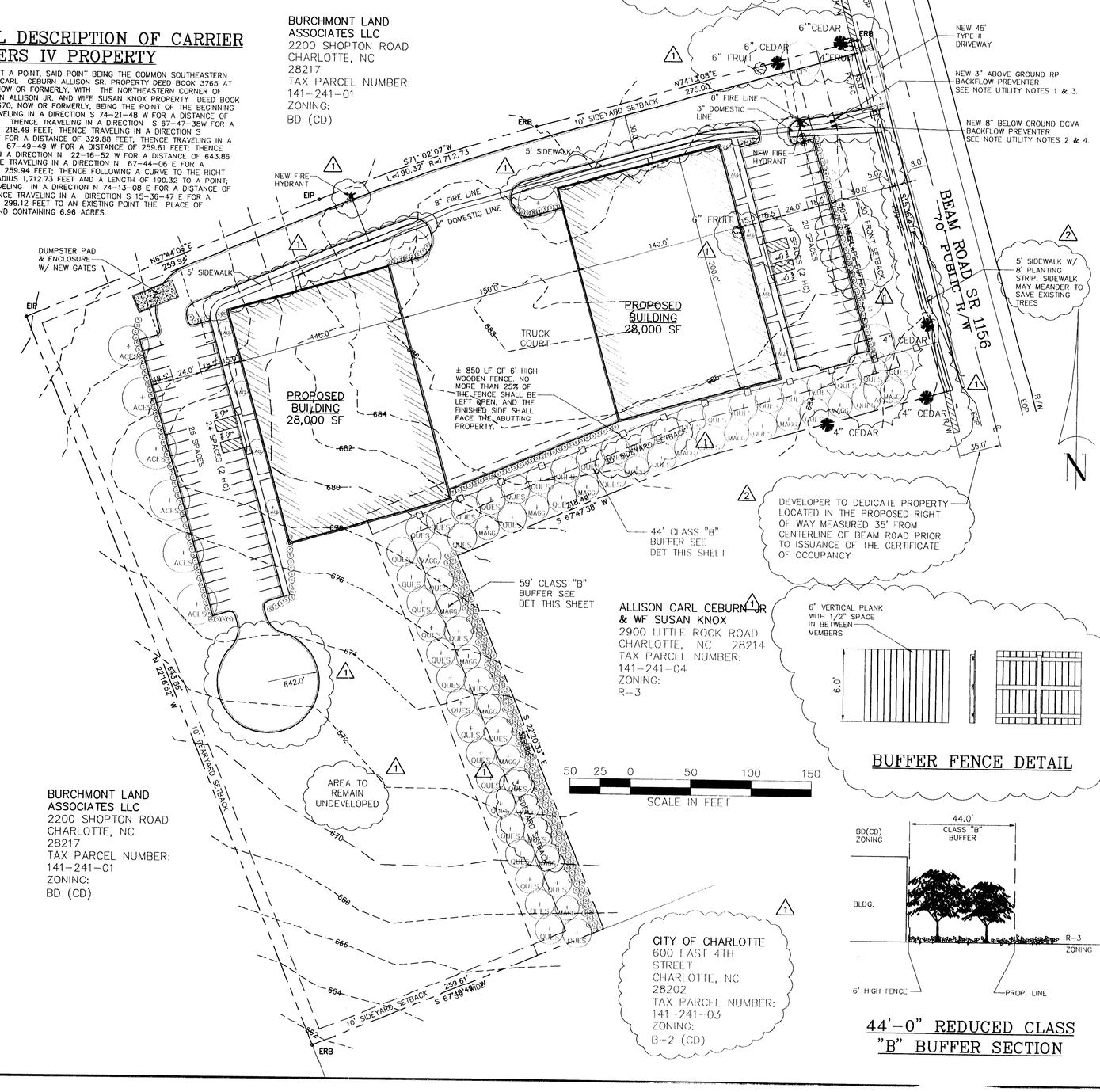
1. 3" BACKFLOW PREVENTOR SHALL BE REDUCED PRESSURE PRINCIPLE ASSEMBLY, (WATTS 909 RW), (FEBCO 825D-RW), OR APPROVED EQUAL.
2. 8" BACKFLOW PREVENTOR SHALL BE DOUBLE CHECK VALVE ASSEMBLY, (WATTS 709 OS&Y-RW), (FEBCO 805 OS&Y-RW), OR APPROVED EQUAL.
3. 3" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOSURE PER CMUD REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CMUD REQUIREMENTS.
4. 8" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY INSTALLED BELOW GROUND WITHIN CONCRETE VAULT PER CMUD REQUIREMENTS. INSTALL 2" GRAVITY DRAIN PER CMUD REQUIREMENTS.
5. SEWER PIPE TO BE SCHEDULE 40 PVC. CLEAN-OUTS TO BE LOCATED AT 50.0' O.C. MAXIMUM. WATER PIPE TO BE COPPER L, MEETING AWWA C900 REQUIREMENTS MINIMUM.
6. BACKFLOW PREVENTERS TO BE LOCATED OUTSIDE OF 30' FRONT SETBACK. BACKFLOW PREVENTERS MAY BE LOCATED IN REAR OF 50' BUFFER.

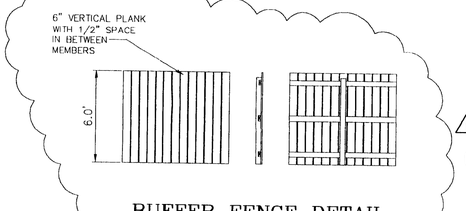
LANDSCAPING NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
2. LANDSCAPE TIMBERS, WHEEL STOPS, OR CURB AND GUTTER WILL BE PLACED ALONG ALL LANDSCAPE AREAS.
3. MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER, 8-FEET TALL IF SINGLE STEM. MINIMUM 8-FEET AND 3 STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED; STAKING/GUYING OPTIONAL.
4. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM WIRE BASKET ROOT BALL.
5. ALL SHRUBS USED FOR SCREENING MUST BE 2 1/2' TALL x 2' WIDE (MIN) AND 5.0' O.C. (MAX)IN ACCORDANCE WITH SECTION 12.303 IN THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. TREE PROTECTION FENCE IS TO BE LOCATED 1 FOOT PER TREE DIAMETER INCH AWAY THE FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY. PLEASE SHOW DIMENSION FROM TREE TO FENCE ON GRADING PLAN.
8. ALL PLANTING AREAS WILL HAVE AMENDED SOIL FOR 24" DEPTH AND WILL BE UNCOMPACTED TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
9. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15-20' OFF SEWER AND STORM DRAINAGE LINES; 10-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
10. ALL AUTOMOBILE PARKING SPACES MUST BE WITHIN SIXTY (60) FEET OF A TREE.
11. PLEASE CALL 336-4255 FOR FINAL INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
12. LARGE MATURING TREES MUST BE A MIN. 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES.
13. TREES ARE REQUIRED TO GROW TO THEIR NATURAL HEIGHT AND FORM TOPPING AND TOPPING OVER IS PROHIBITED.
14. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS OF CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES, APPENDIX 9) OR LAND DEVELOPMENT STANDARDS MANUAL 40.04.
15. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL 336-4255 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
16. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRASSED AREAS.
17. BRUSH, VINES, AND SMALL TREES (< 8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP TO 6 FEET (AT LEAST 2/3 OF THE EXPOSURE TO THE AIR.
18. BRANCHES SHOULD BE LEFT TO IMPROVE VISIBILITY. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE
19. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION CLEARING/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
20. ALL TREES GREATER THAN 8" IN DIAMETER IN SETBACKS AND PUBLIC RIGHT OF WAY ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.

LEGAL DESCRIPTION OF CARRIER CENTERS IV PROPERTY

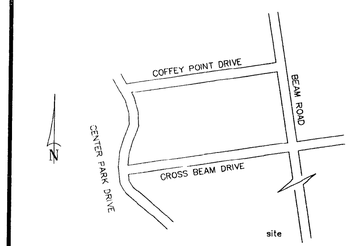
BEGINNING AT A POINT, SAID POINT BEING THE COMMON SOUTHEASTERN CORNER OF CARL CEBURN ALLISON SR. PROPERTY DEED BOOK 3765 AT PAGE 138, NOW OR FORMERLY, WITH THE NORTHEASTERN CORNER OF CARL CEBURN ALLISON JR. AND WIFE SUSAN KNOX PROPERTY DEED BOOK 3171 PAGE 670, NOW OR FORMERLY, BEING THE POINT OF THE BEGINNING THENCE TRAVELING IN A DIRECTION S 74-21-48 W FOR A DISTANCE OF 212.02 FEET; THENCE TRAVELING IN A DIRECTION S 67-47-38W FOR A DISTANCE OF 218.49 FEET; THENCE TRAVELING IN A DIRECTION S 22-20-33 E FOR A DISTANCE OF 329.88 FEET; THENCE TRAVELING IN A DIRECTION S 67-49-49 W FOR A DISTANCE OF 259.61 FEET; THENCE TRAVELING IN A DIRECTION N 22-16-52 W FOR A DISTANCE OF 643.86 FEET; THENCE TRAVELING IN A DIRECTION N 67-44-06 E FOR A DISTANCE OF 259.94 FEET; THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS 1,712.73 FEET AND A LENGTH OF 190.32 TO A POINT; THENCE TRAVELING IN A DIRECTION N 74-13-08 E FOR A DISTANCE OF 275.00; THENCE TRAVELING IN A DIRECTION S 15-36-47 E FOR A DISTANCE OF 299.12 FEET TO AN EXISTING POINT THE PLACE OF BEGINNING AND CONTAINING 6.96 ACRES.





BUFFER FENCE DETAIL

44'-0" REDUCED CLASS "B" BUFFER SECTION



VICINITY MAP

LEGEND

EXISTING	PROPOSED	DESCRIPTION
660	667	CONTOUR LINES
		PROPERTY LINE
		EASEMENT LINE
		SETBACK
x 665	x624.50	ELEVATIONS
		SILT FENCE
		CONSTRUCTION ENTRANCE
		DETENTION AREA
		SIDEWALK
		RIP-RAP
	PROPOSED	RIGHT OF WAY
8"-W	8"-W	WATER LINE
8"-S	8"-S	SEWER LINE
8"-G	8"-G	GAS LINE
T	T	TELEPHONE LINE
EXCB		CURB INLET
EXMH	MH-1	MANHOLE
EXJB	JB-1	JUNCTION BOX
EXYI	YI-1	YARD INLET
EXDI	DI-1	DROP INLET
PP	PP	POWER POLE
12" RCP	1	PIPE
		FIRE HYDRANT
	LMT	LARGE MATURING TREE PER CITY APPROVED TREE LIST (OAK OR MAPLE)
	SMT	SMALL MATURING TREE PER CITY APPROVED TREE LIST (CRAPE MYRTLE)
S	S	2-1/2' HIGH x 2' WIDE SCREENING SHRUB PER CITY SCREENING REQUIREMENTS (ELEAGNUS)
	TP	TREE PROTECTION
		BUILDING
		CURB & GUTTER
	CR	CREEK
OE	OE	OVERHEAD ELECTRIC
		SWALE
		DIVERSION DITCH
		LIMITS OF CONSTRUCTION

Land Planning • Civil Design • Project Management
601 Eagleton Downs, Suite 103
Pineville, North Carolina 28134 • (704) 583-9378
West Engineering, Inc.

REZONING PETITION 01-071 FOR PUBLIC HEARING
CHANGE FROM R-3 TO BD(CD)

CARRIER CENTERS IV LLC
3001 BEAM ROAD
CHARLOTTE NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 13164 ENGINEER THOMAS CARLYLE WEST

001065

DATE: 02/26/01
DRAWN BY: EW
DESIGN BY: TCW
CHECKED BY: TCW

THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF WEST ENGINEERING, INC. THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

COPYRIGHT 2001 © WEST ENGINEERING, INC.

REV	DATE	DESCRIPTION
REV 02	07/09/01	REVISED PER REVIEW COMMENTS
REV 01	06/25/01	REVISED PER REVIEW COMMENTS

APPROVED BY CITY COUNCIL
DATE

C-1