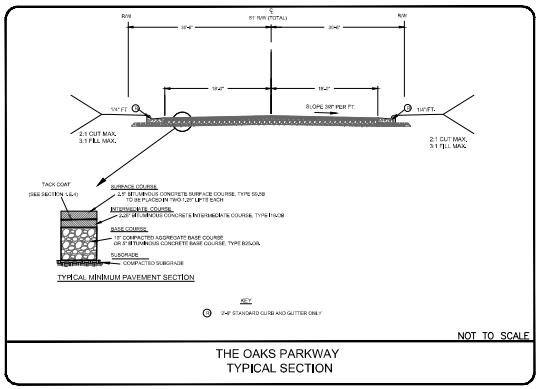
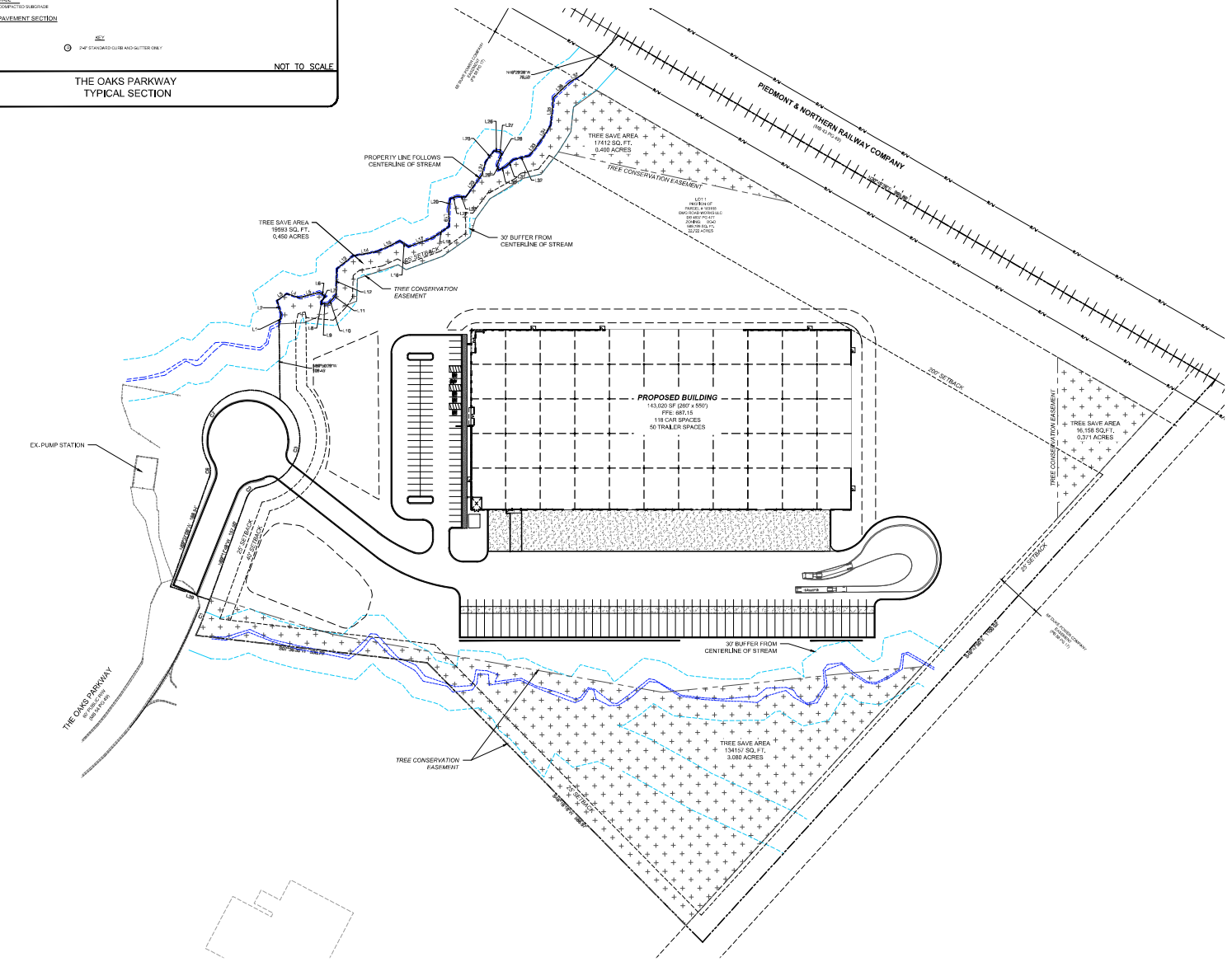
CONSTRUCTION DRAWING PACKAGE FOR

TKC DOUBLE OAK

2022 THE OAKS PARKWAY
BELMONT, NC 28012





IMPERVIOUS AREAS

SIDEWALK: 1961.00-SF (0.045-AC)
BUILDING: 143,020-SF (3.28-AC)
PAVEMENT: 146,329.24-SF (3.36-AC)
LANDSCAPE: 595,651.29-SF (13.67-AC)
TOTAL: 886,770.53-SF (22.722-AC)

PARKING TABULATION

REQUIRED PARKING:
WAREHOUSE:
.25 SPACES PER 1000-SF @ 135,020-SF = 34 REQUIRED

"COMMERCIAL/INDUSTRIAL/OFFICE"
1 SPACE PER 1K SF @ 3,000 SF = 27 REQUIRED
TOTAL REQUIRED = 61

TOTAL PROVIDED = 118 SPACES

ACCESSIBLE PARKING:
REQUIRED = 6 (INCLUDING 1 VAN)
PROVIDED = 5 (INCLUDING 1 VAN)

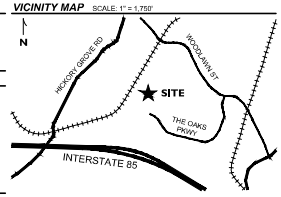
TREE SAVE REQUIREMENTS

REQUIRED TREE SAVE:
INDUSTRIAL:
10% OF LOT AREA @ 22.722 AC = 2.272 AC REQUIRED

TOTAL PROVIDED = 4.301 ACRES (18.9%)

VICINITY MAP

SCALE: 1" = 1,750'



PROJECT CONTACT INFORMATION

ENGINEER:
Burton Engineering Associates
Carlton Burton, PE
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8881
cburton@burtonengineering.com

CONTRACTOR:
Choate Construction
2907 Providence Road, Suite 400
Charlotte, NC 28211
Phone: 704-556-0550
Fax: 704-556-6601

DEVELOPER:
TKC CCLXXIII LLC
Robert C. Combs
4500 Cameron Valley Pkwy., Suite 400
Charlotte, NC 28211
P: (704) 365-6000

TOPOGRAPHIC SURVEY:
Burton Engineering Associates
Mark Smith
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8881
msmith@burtonengineering.com

PROPERTY OWNER:
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Robert C. Combs
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Charlotte, NC 28211
P: (704) 365-6000

BOUNDARY SURVEY:
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Mark Smith
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8881
msmith@burtonengineering.com

MUNICIPALITY CONTACT INFORMATION

PLANNING & ZONING:
City of Belmont
Peyton Ratchford
1401 E. Catawba St.
Belmont, NC 28012
P: (704) 901-2610

STORMWATER MANAGEMENT:
Gaston County
Joseph D. Ahn
Gaston Natural Resources Dept
1303 Dallas-Cherryville Hwy
Dallas, NC 28034
P: (704) 825-5586

ENGINEERING:
City of Belmont
Jerry Hatton
CityWorks Building
1401 E. Catawba St.
Belmont, NC 28012
P: (704) 825-5586

EROSION CONTROL:
Gaston County
Joseph D. Ahn
Gaston Natural Resources Dept
1303 Dallas-Cherryville Hwy
Dallas, NC 28034
P: (704) 825-5586

UTILITIES (WATER/SEWER):
City of Belmont
Danny Whisnant
CityWorks Building
1401 E. Catawba St.
Belmont, NC 28012
P: (704) 825-0507

PROJECT SUMMARY

PROJECT NAME:	DOUBLE OAK
DEVELOPER:	THE KEITH CORPORATION
ZONING:	BC-D
APPROVED PETITION NO:	N/A
TAX PARCEL NO:	305366
JURISDICTION:	**CITY OF BELMONT**/GASTON COUNTY, NC
WATERSHED DISTRICT:	SOUTH FORK
FEMA INFORMATION:	
MAP NO:	3710356500J
MAP DATE:	09/28/2007
FLOOD ZONE:	X
LOT SIZE:	22.722 ACRES
START/END DATES:	
SETBACK REQUIREMENTS:	
	FRONT SETBACK: 25' PARKING; 40' BUILDING
	SIDE YARD: 25' PARKING; 200' BUILDING (DISTRICT BOUNDARY)
	REAR YARD: 25' PARKING; 200' BUILDING (DISTRICT BOUNDARY)
BUFFER REQUIREMENTS:	
	FRONT BUFFER YARD: N/A
	SIDE BUFFER YARD: 30' TYPE 'A' (DISTRICT BOUNDARY ONLY)
	REAR BUFFER YARD: 30' TYPE 'A' (DISTRICT BOUNDARY ONLY)
BUILDING INFORMATION:	
	PROPOSED USE: WAREHOUSE; ACCESSORY OFFICE
	BUILDING HEIGHT: 40'
	STORIES: 1
	BUILDING COVERAGE: 143,020 SF
	GROSS FLOOR AREA: 143,020 SF

DRAWING SHEET SUMMARY

SHEET	SHEET TITLE	ORIGINAL DATE	LATEST REV.
C000	COVER SHEET	XX/XX/XXXX	# - XX/XX/XXXX
C001	PROJECT NOTES	XX/XX/XXXX	# - XX/XX/XXXX
C100	EXISTING CONDITIONS	XX/XX/XXXX	# - XX/XX/XXXX
C101	DEMOLITION PLAN	XX/XX/XXXX	# - XX/XX/XXXX
C102	EROSION CONTROL - PHASE I	XX/XX/XXXX	# - XX/XX/XXXX
C200	SITE & UTILITY PLAN	XX/XX/XXXX	# - XX/XX/XXXX
C400	GRADING & DRAINAGE PLAN	XX/XX/XXXX	# - XX/XX/XXXX
C500	STORM DRAINAGE PROFILES	XX/XX/XXXX	# - XX/XX/XXXX
C600	LANDSCAPE PLAN	XX/XX/XXXX	# - XX/XX/XXXX
C700	DETAILS	XX/XX/XXXX	# - XX/XX/XXXX

DRAWING INFORMATION

TRUE NORTH

Know what's below, Call before you dig.

0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
www.burtonengineering.com
FIRM #C-1157

PRELIMINARY NOT FOR CONSTRUCTION

TKC DOUBLE OAK
BELMONT, NC

COVER SHEET

PM	CJB
ENG	CJB
DRAWN BY	BDD
DATE	12-13-2022

REVISIONS

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
022.218.162

C000
Sheet 1 of 11

P:\DWG\022.218 NO TKC DOUBLE OAK\022.218 NO TKC DOUBLE OAK.DWG, C000 COVER, 12/13/2022 3:08:51 PM, HP9 CTB, C-SIZE

NOTES

SET #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREAS COMPUTED BY COORDINATE METHOD.

UNADJUSTED RATIO OF PRECISION: 1:10,000

SUBJECT TRACT ADDRESS: 2021 THE OAKS PARKWAY

SUBJECT TRACT DEED REFERENCE: DB 4837 PG 477

SUBJECT TAX PARCEL: 183168

SUBJECT TRACT ZONING: BCD

ZONING REQUIREMENTS:
BUILDING
MINIMUM SETBACK FRONT=40'
MINIMUM SETBACK SIDE=25'
MINIMUM SETBACK REAR=25'

THE NCGS COORDINATES WERE ESTABLISHED BY USING A LEICA MODEL GS14 (GNSS) AND THE NORTH CAROLINA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME NETWORK (RTN) UTILIZING THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION (CORS)

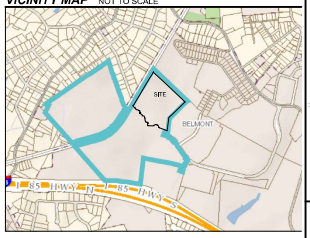
Line Table		
Line #	Direction	Length
L1	N79°38'44"W	13.78'
L2	S73°42'38"W	21.24'
L3	N35°13'51"W	17.19'
L4	N16°25'01"E	19.13'
L5	N13°52'16"W	35.16'
L6	N33°37'55"E	10.78'
L7	S46°17'45"E	9.21'
L8	N87°13'49"E	3.59'
L9	N6°09'15"E	5.83'
L10	N44°34'24"W	10.74'
L11	N53°50'40"W	8.12'
L12	N67°32'10"W	38.73'
L13	N37°58'26"W	35.11'
L14	N9°10'52"W	36.19'
L15	N24°18'11"W	35.26'
L16	N33°38'39"E	14.37'
L17	N19°13'48"W	37.06'
L18	N34°25'13"W	28.66'
L19	S89°34'13"W	24.35'
L20	N61°57'46"W	15.14'

Line Table		
Line #	Direction	Length
L21	N17°24'52"W	11.23'
L22	N9°18'32"E	11.99'
L23	N52°52'32"W	39.41'
L24	N72°59'22"W	19.78'
L25	N52°01'14"W	20.14'
L26	N7°24'08"E	6.73'
L27	N31°53'40"E	5.31'
L28	S68°27'14"E	19.66'
L29	N59°45'52"E	7.23'
L30	N28°03'51"W	11.56'
L31	N41°55'41"W	14.61'
L32	N12°40'49"W	24.11'
L33	N60°56'56"W	24.08'
L34	N57°09'54"W	29.69'
L35	N83°17'56"W	40.77'
L36	N42°46'02"W	32.33'
L37	N26°46'02"W	21.90'
L38	N35°51'49"E	83.80'
L39	S19°43'31"W	60.26'

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	810.00'	54.00'	N87°40'36"W	54.00'
C2	25.00'	39.19'	S38°10'02"E	24.14'
C3	70.50'	184.16'	N76°03'09"W	129.51'
C4	615.00'	331.67'	N49°32'57"W	327.66'
C5	550.00'	348.82'	N52°07'55"W	343.00'
C6	25.00'	21.22'	S86°23'10"W	20.59'
C7	70.50'	190.89'	S40°21'41"E	137.89'

NORTH ORIENTED TO
NC GRID NAD 83/2011

VICINITY MAP NOT TO SCALE



PARCEL # 183369
JERRY H & LINDA H HUNT
DB 1228 PG 595
ZONING: R-1

PARCEL # 183366
JERRY H & LINDA H HUNT
DB 849 PG 697
ZONING: R-1

PARCEL # 183366
JERRY H & LINDA H HUNT
DB 3959 PG 327
ZONING: R-1

PARCEL # 183369
LINDA GOBLE
DB 4094 PG 1918
ZONING: R-1

PARCEL # 208618
DIAMOND PRO
INVESTMENTS LLC
DB 4960 PG 1479
ZONING: BCD

PARCEL # 183622
2010 OAK PARKWAY LLC
DB 4441 PG 1451
ZONING: BCD

LOT 1
PROPOSED
PARCEL # 183168
DMG ROAD WORKS LLC
DB 4837 PG 477
ZONING: BCD
999,789 SQ. FT.
22.722 ACRES

LOT 2
REMAINDER OF
PARCEL # 183168
DMG ROAD WORKS LLC
DB 4837 PG 477
ZONING: BCD
89.69 ACRES ±

SPRINGWOOD TERRACE SUBDIVISION

PIEDMONT & NORTHERN RAILWAY COMPANY (MB 4-70, 4-95)

PRIM TERRACE DRIVE

60' DUKE POWER COMPANY EASEMENT (PB 58 PG 17)

TREE CONSERVATION EASEMENT
10,158 SQFT.,
0.011 ACRES

50' BUFFER FROM CENTER OF STREAM

PROPERTY LINE FOLLOWS CENTER LINE OF STREAM

SEWER TREATMENT STATION

FOUND #4 REBAR

FOUND MAG NAIL

SET #5 REBAR @ 35.1'

N40°29'29"W 76.30'

P.O.B.
FOUND #4 REBAR
N:588,035.49107
E:1,388,335.49202

BELMONT AVE
(BY PUBLIC R/W)

THE OAKS PARKWAY
(BY PUBLIC R/W)
(MB 54 PG 687)

(GRADUAL RELINE) S28°25'22"E 41.08'

NCGS MONUMENT: BELMONT
N:587,836,70481
E:1,388,180.29281
CSF: 0.99994462

FLOOD CERTIFICATE

I CERTIFY THAT THE SUBJECT TRACT IS GRAPHICALLY LOCATED IN "ZONE X" AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710358500J DATED SEPTEMBER 28, 2007.

I, MARK A SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4837, PAGE 477, ETC.) AND (MAP BOOK ___, PAGE ___); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ___, PAGE ___; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 21 NCAC 56.1600; THIS 9th DAY OF DECEMBER, A.D., 2020.

MARK A SMITH, PLS (L-3346)

NORTH CAROLINA PROFESSIONAL SEAL L-3346 LAND SURVEYOR MARK A. SMITH

(IN FEET)
1 inch = 100 ft.

LEGEND		
EP = EDGE OF PAVEMENT	= STREET SIGN	= UNDERGROUND GAS
DIA = DIAMETER	= BUS STOP SIGN	= UNDERGROUND COMMUNICATIONS
SW = SIDE WALK	= UTILITY POLE	= UNDERGROUND ELECTRIC
BC = BACK OF CURB	= LIGHT POLE	= OVER-HEAD UTILITY LINE
GUT = GUTTER OR GUTTER	= TRAFFIC SIGNAL BOX	= WATER LINE
ROW = RIGHT OF WAY	= CABLE PEDESTAL	= FENCE
DB = DEED BOOK	= ELECTRIC PEDESTAL	= TREE LINE
PB = PLAT BOOK	= TELEPHONE PEDESTAL	= STORM DRAINAGE LINE
PG = PAGE	= FIBER OPTIC PEDESTAL	= SEWER LINE
DIP = DUCTILE IRON PIPE	= COMMUNICATION MANHOLE	= GUARD RAIL
NGS = NORTH CAROLINA GEODETIC SURVEY	= NCGS MONUMENT	= CENTER LINE
NAVD = NORTH AMERICAN VERTICAL DATUM	= SEWER CLEAN OUT	= RAILROAD TRACKS
CP = COMMERCIAL PROPERTIES	= SANITARY SEWER MANHOLE	
FES = FLARED END SECTION	= STORM DRAIN CLEAN OUT	
TSC = TIE DEPARTMENT CONNECTION	= CURB INLET	
SDMH = STORM DRAINAGE MANHOLE	= WATER VALVE	
SSMH = SANITARY SEWER MANHOLE	= WATER METER	
RCP = REINFORCED CONCRETE PIPE	= FIRE HYDRANT	
CMP = CORRUGATED METAL PIPE	= BACKFLOW PREVENTER	
INV = INVERT	= IRRIGATION CONTROL VALVE	
WM = WATER METER	= GAS VALVE	
PDE = PERMANENT DRAINAGE EASEMENT	= MONITORING WELL	
PSE = PERMANENT SLOPE EASEMENT	= ROOF DRAIN	
EM = ELECTRIC METER		
BC = BACK OF CONCRETE		
CMUD = CHARLOTTE MECKLENBURG UTILITY DEPARTMENT		

= CONCRETE = LANDSCAPE AREA

= CONCRETE UNDERGROUND FIBER OPTIC CABLE POST

= PULLBOX = SPOT ELEVATION

= FOUND MONUMENTATION

= SET MONUMENTATION

= COMPUTED POINT

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

PRELIMINARY PLAT
S-1187
NOT FOR RECORDATION, SALE OR CONVEYANCE.

TOPOGRAPHIC SURVEY

OWNER: DMG ROAD WORKS LLC
2021 THE OAKS PARKWAY
CITY OF BELMONT, GASTON COUNTY, NORTH CAROLINA

THE KEITH CORPORATION

4500 CAMERON VALLEY PARKWAY, CHARLOTTE, NC 28211

JCB	DRAWN BY
MAS	CHECK BY
11/16/2020	DATE
12/9/2020	SURVEY DATE

REVISIONS

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PROJECT NUMBER
020.218.118