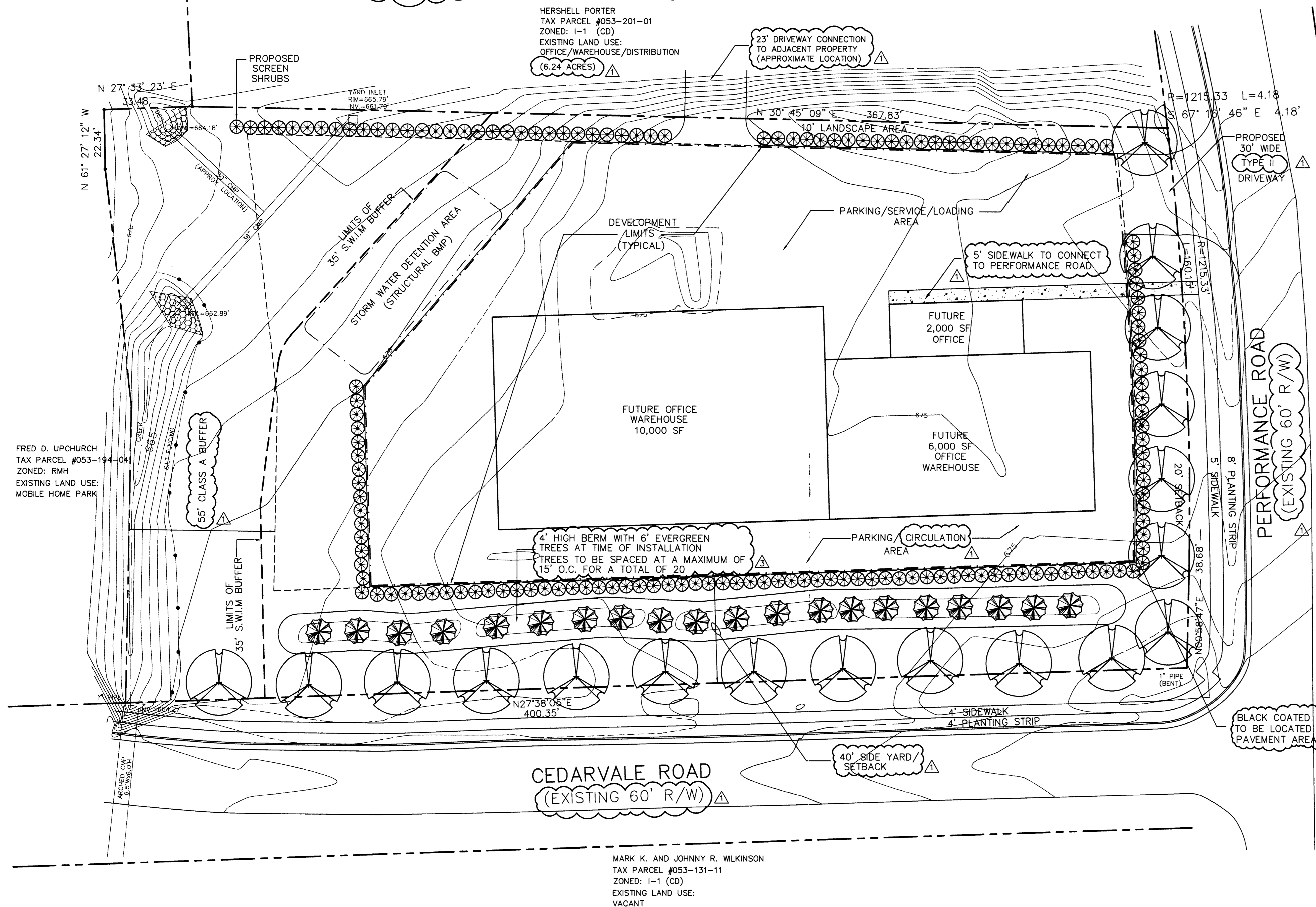
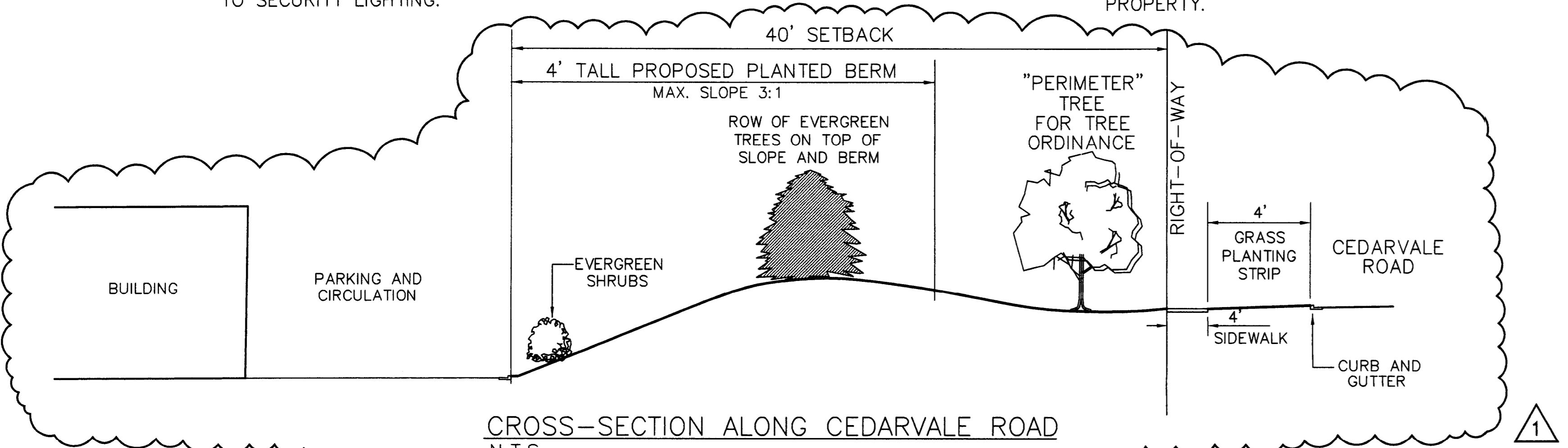
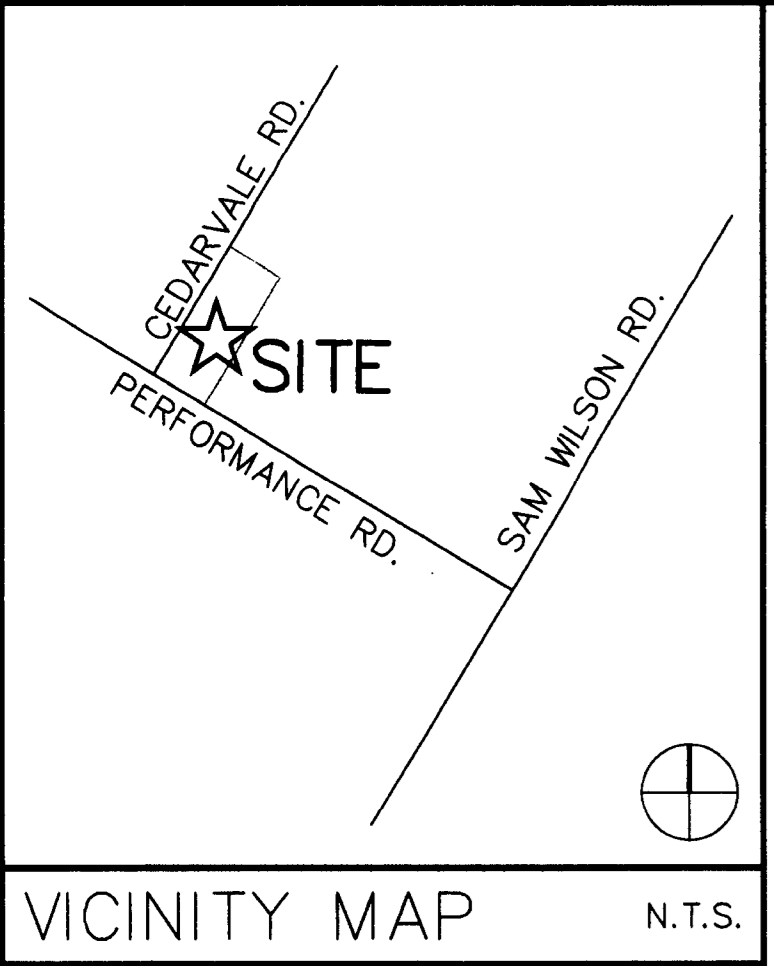


CONDITIONAL NOTES:

- DEVELOPMENT OF THIS PROPERTY WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF THE PROPOSED USES ON THIS PROPERTY. HOWEVER, THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS PROVIDED FOR IN SECTION 6 DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE DEVELOPMENT ENVELOPE BOUNDARY AS SHOWN ON THE PLAN. 1
- THE 52 FOOT CLASS A BUFFER WILL CONFORM TO THE PROVISIONS OF SECTION 12.302. 1
- SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303. ALL GARBAGE/TRASH DISPOSAL AREAS, DUMPSTERS, RECYCLE CONTAINERS, ETC. WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES. 1
- ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 30 FEET IN HEIGHT AND WILL BE AIMED INTERNAL TO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS. NO "WALL PAK" LIGHTING WILL BE USED ON ANY OF THE PROPOSED BUILDINGS. SPECIAL CONSIDERATION WILL BE GIVEN TO SECURITY LIGHTING. 1

- SIGNAGE ON THE SITE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE PROVISIONS. 1
- STORMWATER DETENTION WILL COMPLY WITH APPLICABLE STANDARDS OF THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL AND WILL NOT BE ALLOWED WITHIN ANY REQUIRED SETBACK OR BUFFER AREA, INCLUDING THE S.W.I.M. BUFFER. 1
- PARKING WILL BE PROVIDED AT A RATE THAT WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ORDINANCE. 1
- IF ONE DOES NOT EXIST, A FIRE HYDRANT SHALL BE PROVIDED ON THE CONSTRUCTION DEVELOPMENT PLANS, WITHIN 750 FEET AS THE FIRE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS. 1
- NO OUTDOOR STORAGE SHALL BE ALLOWED IN ASSOCIATION WITH ANY OF THE USES ACCOMMODATED AS PART OF THIS DEVELOPMENT. 1
- A NEW TYPE II DRIVEWAY FROM PERFORMANCE ROAD IS PROPOSED AS THE SOLE INGRESS/EGRESS POINT TO THIS DEVELOPMENT. THIS DRIVEWAY WILL COMPLY WITH APPLICABLE CDOT AND/OR NCDOT STANDARDS. 1
- NO OUTDOOR ADVERTISING SIGNS (I.E. BILLBOARDS) WILL BE ALLOWED ON THIS PROPERTY. 1

- MAXIMUM BUILDING HEIGHT WILL BE 25 FEET. 1
- TREES ALONG PERFORMANCE ROAD SHALL BE WILLOW OAKS OR RED MAPLES. 1
- NO ABOVE GROUND EQUIPMENT SHALL BE ALLOWED IN THE SETBACK AREA ALONG PERFORMANCE ROAD AND CEDARVALE ROAD. 1
- A STANDARD 2'-6" CURB AND GUTTER AND AN 8 FOOT PLANTING STRIP FOLLOWED BY A 5 FOOT SIDEWALK WILL BE CONSTRUCTED ALONG PERFORMANCE ROAD. 1
- A STANDARD 2'-6" CURB AND GUTTER AND A 4 FOOT PLANTING STRIP FOLLOWED BY A 4 FOOT SIDEWALK WILL BE CONSTRUCTED ALONG CEDARVALE ROAD. 1
- A BLACK COATED VINYL CHAIN LINK FENCE WILL BE PROVIDED ALONG BOTH CEDARVALE ROAD AND PERFORMANCE ROAD. THIS FENCE WILL BE LOCATED ALONG THE EDGE OF THE PARKING/CIRCULATION AREAS. 3
- THERE AREA NO EXISTING TREES IN THE SETBACK AREAS ADJACENT TO PERFORMANCE ROAD OR CEDARVALE ROAD. 1
- IF AN INSUFFICIENT FIRE FLOW IS DETERMINED DURING THE PERMITTING PROCESS, IT MAY BE NECESSARY TO INSTALL 4 HOUR FIRE WALLS OR SPRINKLER SYSTEMS IN EACH BUILDING. 1
- A 5 FOOT SIDEWALK CONNECTION TO CEDARVALE ROAD WILL BE PROVIDED IN ACCORDANCE WITH SECTION 12.529, IF APPLICABLE. 3



DEVELOPMENT SUMMARY:

TAX PARCEL # : 063-131-06
 TOTAL ACRES: 1.96 ACRES ±
 EXISTING ZONING: BD
 PROPOSED ZONING: I-1 (CD) LW/PA
 EXISTING USE: VACANT
 PROPOSED USE: OFFICE/WAREHOUSE
 MAXIMUM SQUARE FOOTAGE: 18,000 SF
 SUBJECT PROPERTY IN LAKE WYLIE WATERSHED OVERLAY DISTRICT: LW-PA
 70% MAXIMUM HIGH DENSITY OPTION
 ±60% PROPOSED BUILT UPON

GNA DESIGN ASSOCIATES, Inc.
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 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering

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FOR PUBLIC HEARING: PETITION #2002-76

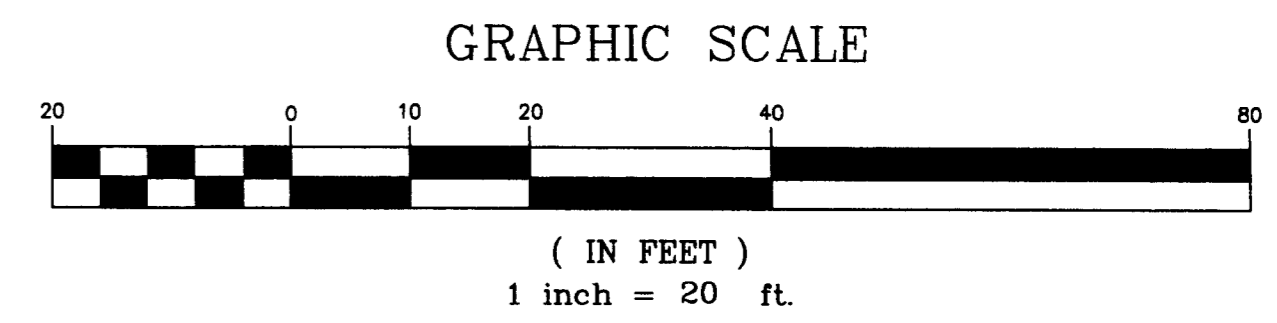
CONDITIONAL REZONING REQUEST
 PERFORMANCE ROAD
 PETITIONER: HERSHELL D. PORTER

ILLUSTRATIVE SITE PLAN

GROB CORPORATION
 TAX PARCEL #053-141-99
 ZONED: I-1
 EXISTING LAND USE:
 VACANT/CEMETARY

APPROVED BY CITY COUNCIL
 DATE 9/17/02

2002-076



Project No.	51456
Checked by	TLH
Drawn by	PAB
Date Drawn	04/11/02
Revisions	
06/19/02	PER CITY STAFF COMMENTS
07/18/02	PER PRE-HEARING STAFF ANALYSIS
07/18/02	PER PUBLIC HEARING
Sheet	1 OF 1