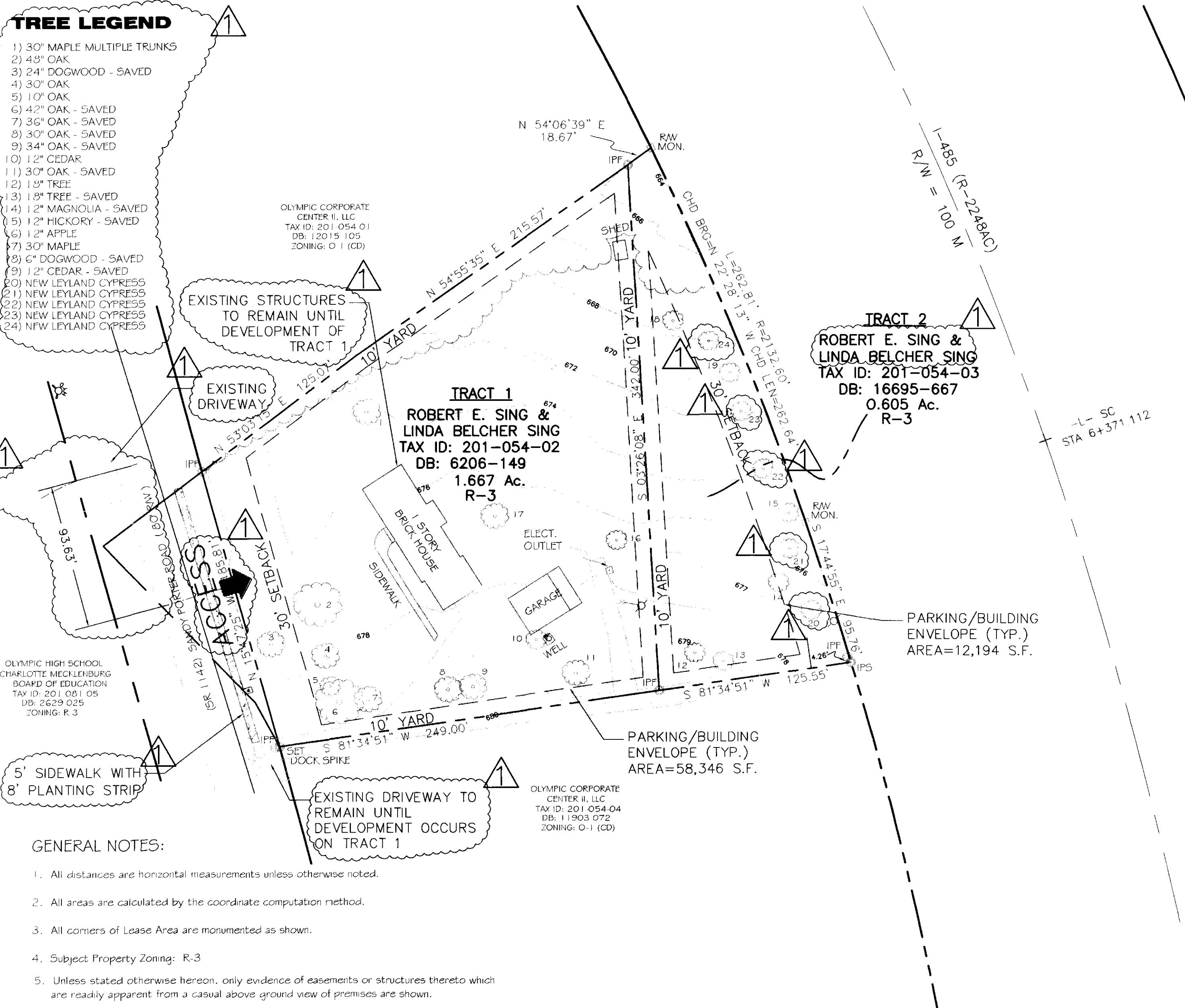


LEGEND

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- CENTER LINE ALIGNMENT
- - - RIGHT-OF-WAY
- SETBACK
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (#4)
- POWER/TELEPHONE POLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT

TREE LEGEND

- 1) 30" MAPLE MULTIPLE TRUNKS
- 2) 45" OAK
- 3) 24" DOGWOOD - SAVED
- 4) 30" OAK
- 5) 10" OAK
- 6) 42" OAK - SAVED
- 7) 36" OAK - SAVED
- 8) 30" OAK - SAVED
- 9) 34" OAK - SAVED
- 10) 12" CEDAR
- 11) 30" OAK - SAVED
- 12) 15" TREE
- 13) 18" TREE - SAVED
- 14) 12" MAGNOLIA - SAVED
- 15) 12" HICKORY - SAVED
- 16) 12" APPLE
- 17) 30" MAPLE
- 18) 6" DOGWOOD - SAVED
- 19) 12" CEDAR - SAVED
- 20) NEW LEYLAND CYPRESS
- 21) NEW LEYLAND CYPRESS
- 22) NEW LEYLAND CYPRESS
- 23) NEW LEYLAND CYPRESS
- 24) NEW LEYLAND CYPRESS



SITE SUMMARY - TRACT 1

EXISTING ZONING = R-3
PROPOSED ZONING = O-1 (CD)
SITE ACREAGE = 1.667 AC.
OWNER = ROBERT E. SING & LINDA BELCHER SING

SITE SUMMARY - TRACT 2

EXISTING ZONING = R-3
PROPOSED ZONING = O-1 (CD)
SITE ACREAGE = 0.605 AC.
OWNER = ROBERT E. SING & LINDA BELCHER SING

DEVELOPMENT STANDARDS

- GENERAL NOTES:**
1. All distances are horizontal measurements unless otherwise noted.
 2. All areas are calculated by the coordinate computation method.
 3. All corners of Lease Area are monumented as shown.
 4. Subject Property Zoning: R-3
 5. Unless stated otherwise hereon, only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown.
 6. Subject tract is not situated within a Special Flood Hazard Area, per FEMA-FIRM Community Panel Number 3701580-140C, last revised on March, 2, 1993.

GENERAL PROVISIONS
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE O-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

PERMITTED USES
THE SITE MAY BE DEVOTED TO ANY USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS (INCLUDING ANY ACCESSORY USE) IN THE O-1 ZONING DISTRICT, EXCEPT MOTELS AND OR HOTELS.
TRACT 2 MAY BE DEVELOPED UNDER AN ACCESSORY USE AS A MONOPOLE COMMUNICATIONS STRUCTURE INCORPORATING STEALTH LIKE DUEL POLE ANTENNAS. SUCH AN ACCESSORY USE WILL NOT TRIGGER MAJOR DEVELOPMENT PROVISIONS STATED HEREIN.

SETBACKS, SIDE YARDS AND REAR YARDS
ALL BUILDING CONSTRUCTED AND PARKING WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 ZONING DISTRICT.

BUFFERS/SETBACKS

1. BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE; SUBJECT TO THE PROVISIONS OF SECTION 12.304.
2. WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS TO MEET THE REQUIREMENTS OF THE PROVISIONS OF THE ZONING ORDINANCE.

SCREENING AND LANDSCAPING AREAS

1. SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
2. LANDSCAPED AREAS WILL BE PLANTED AND IMPROVED WHEN DEVELOPED AND WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
3. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
4. THE PETITIONER WILL PRESERVE TREES 8" IN CALIPER WITHIN THE SETBACKS ALONG SANDY PORTER ROAD AND I-485 EXCEPT WHERE GRADING IS REQUIRED FOR SITE IMPROVEMENTS AND WITH APPROVAL OF THE ENGINEERING INSPECTOR AS PART OF THE BUILDING PERMIT PROCESS. TREES 8" AND GREATER ARE PROTECTED UNDER THE CITY OF CHARLOTTE TREE ORDINANCE.

PARKING

1. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
2. FUTURE PARKING UPON OFFICE DEVELOPMENT WILL NOT BE ALLOWED BETWEEN THE BUILDING AND SANDY PORTER ROAD.

SIGNS
ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

LIGHTING

1. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.
2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG SANDY PORTER ROAD) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS SANDY PORTER ROAD AND ADJACENT PROPERTIES. THE LIGHTING WILL BE CAPPED TO DIRECT LIGHTING DOWNWARD AND NO WALL "BANK" TYPE LIGHTING WILL BE ALLOWED ON O-1 DEVELOPMENT BUILDINGS.

ACCESS POINTS (DRIVEWAYS)

1. THE TOTAL NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THOSE DEPICTED ON THE TECHNICAL DATA SHEET.
2. THE PLACEMENT AND CONFIGURATION OF ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
3. INTERNAL VEHICULAR ACCESS BETWEEN ADJACENT PROPERTIES WILL BE MADE WHEN DEVELOPMENT OF TRACT 1 TAKES PLACE.

FIRE PROTECTION
ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CITY OF CHARLOTTE FIRE MARSHALL'S SPECIFICATIONS WHEN THE PROPERTY IS DEVELOPED. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION ON SAID PROPERTY COMMENCES.

ARCHITECTURAL CONTROLS
DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES, WITH ONE SIDE BEING A HINGED GATE AND THE OTHER THREE SIDES BEING A MASONRY WALL. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF THE BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
ALL BUILDINGS CONSTRUCTED ON TRACT 1 WILL UTILIZE MASONRY BUILDING MATERIALS WITH NO PAINTED BLOCK OR METAL BUILDINGS ALLOWED.

STORM WATER MANAGEMENT
STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
NO STORM WATER DETENTION WILL BE ALLOWED IN THE SETBACKS.
THE DETENTION SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE DEVELOPER OF TRACT 1 SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE DEVELOPER OF TRACT 1 SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING.

SIDEWALKS
1. WHEN DEVELOPMENT OF TRACT 1 OCCURS A 5' SIDEWALK WITH A MINIMUM 8' PLANTING STRIP ALONG THE SITE'S FRONTAGE WITH SANDY PORTER ROAD WILL BE INSTALLED AND IT MAY MEANDER TO SAVE TREES WITHIN THE SETBACKS.

AMENDMENTS TO REZONING PLAN
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

TECHNICAL DATA SHEET
4320 SANDY PORTER ROAD
MECKLENBURG COUNTY, NORTH CAROLINA
FOR PUBLIC HEARING - PETITION # 2004-44
BERKLEY GROUP LLC
10612-D PROVIDENCE ROAD
CHARLOTTE, NC 28277

APPROVED BY CITY COMMISSION
DATE: 5/17/04

