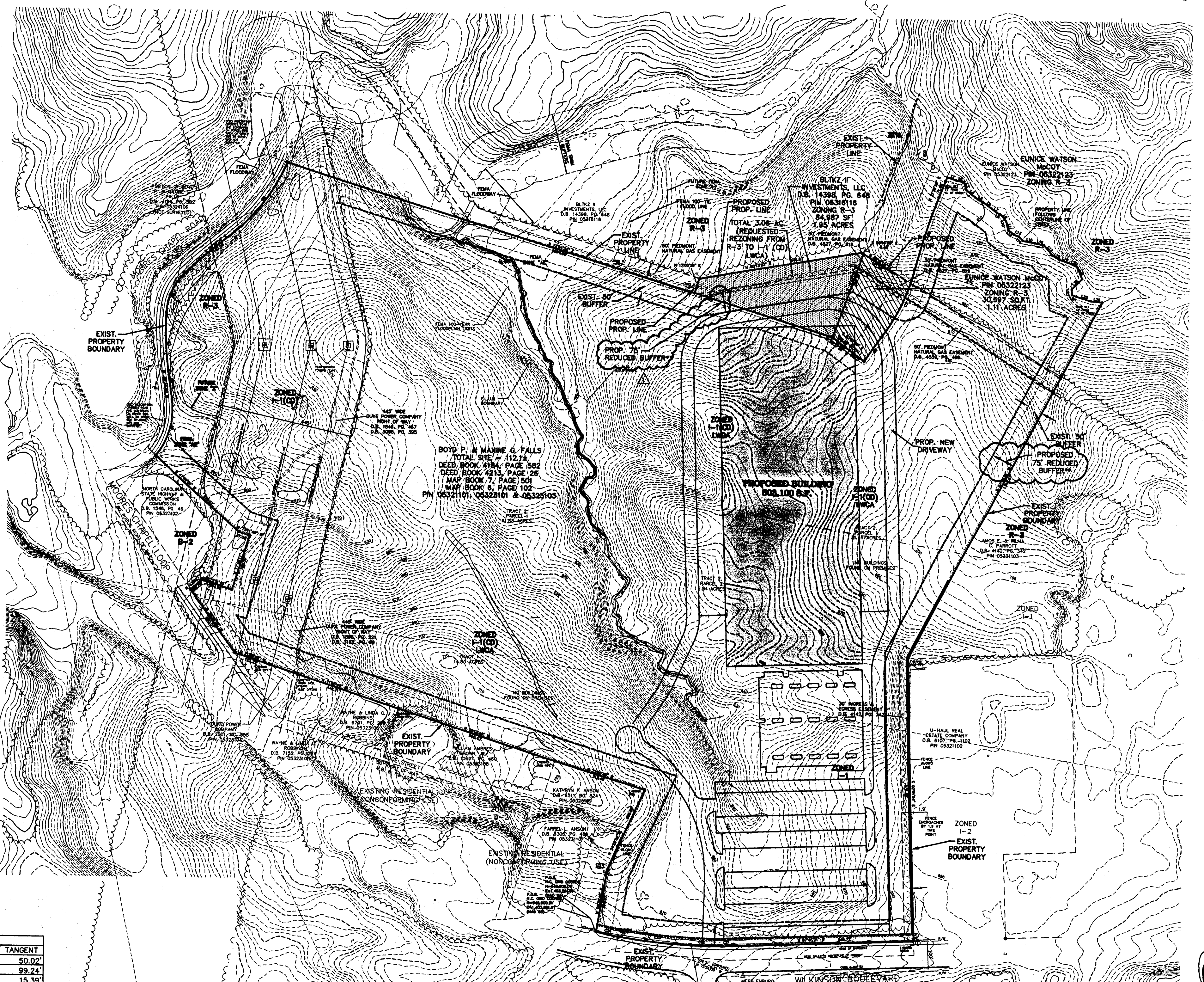


VICINITY MAP
NTS

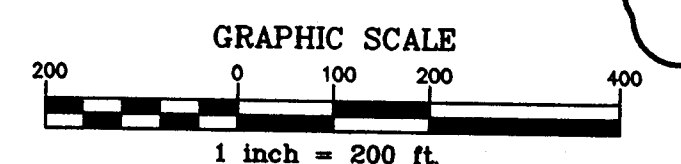
SITE DEVELOPMENT DATA: PETITION NO. 2006-084	PARCEL TAX NUMBER	AREA	ALLOWED USE	MAXIMUM FAR	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM SETBACK	MINIMUM SIDE YARD	MINIMUM REAR YARD	MINIMUM HEIGHT	MINIMUM OPEN SPACE	PROPOSED BUILDING SF	BUFFERS
EXISTING R-3	053-161-16, 053-221-23	3.06±	RESIDENTIAL SEE SEC. 9.202	.50	10,000 SF	70'	30'	6'	45'	40'	65%	N/A	N/A
EXISTING I-1 (CD) LWCA	0532101, 05323101 & 05323103	86.0±	INDUSTRIAL SEE SEC. 9.1102	875,000 SF TOTAL BLDG.	8,000 SF	50'	25'	0 OR 5'	10'	40'	50%	N/A	50'
PROPOSED I-1 (CD) LWCA		86.06±	INDUSTRIAL SEE SEC. 9.1102	.80	8,000 SF	50'	20'	0 OR 5'	10'	40'	50%	875,000 SF	75'±

* ALL PROPERTY IS LOCATED WITHIN UPPER LAKE WYLYE WATERSHED OVERLAY DISTRICT, PROTECTED AND CRITICAL AREAS. (LWCA)
** PROPOSED 75' BUFFER BASED ON 25% REDUCTION OF 100' BUFFER ALLOWED PER SECTION 12.302 (8).



LINE	LENGTH	BEARING
L1	71.88'	N 21°32'56" E
L2	17.84'	S 71°30'21" E
L3	14.22'	S 71°30'21" E
L4	25.08'	S 78°30'31" E
L5	26.13'	S 19°47'34" E
L6	32.70'	S 50°44'30" E
L7	14.32'	S 60°25'27" E
L8	11.04'	S 69°03'29" E
L9	30.34'	S 38°52'07" E
L10	9.31'	S 12°59'48" E
L11	18.75'	S 13°02'07" E
L12	27.11'	S 51°10'48" E
L13	17.32'	S 70°52'01" E
L14	18.81'	S 43°13'33" E
L15	40.78'	S 80°01'57" E
L16	30.62'	S 77°39'09" E
L17	43.35'	S 38°52'25" E
L18	28.05'	S 61°09'16" E
L19	33.27'	S 71°11'14" E
L20	29.53'	S 64°40'00" E
L21	43.11'	S 21°42'48" E
L22	47.88'	S 44°29'59" W
L23	18.09'	S 02°21'24" E
L24	16.91'	S 69°39'24" E
L25	49.51'	S 72°39'03" E
L26	37.76'	S 84°18'35" E

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	TANGENT
C1	324°08'	1684.16'	100.00'	99.99'	S 34°57'58" W	90.02'
C2	19°53'11"	566.11'	196.49'	195.50'	S 28°43'27" E	98.24'
C3	306°49'	566.11'	30.76'	30.76'	N 151°3'27" E	15.39'
C4	8°00'00"	1867.92'	260.81'	260.60'	N 17°40'02" E	130.62'
C5	77°57'07"	597.11'	291.30'	288.42'	N 36°30'31" E	148.61'
C6	3°31'37"	1824.16'	99.97'	99.96'	N 34°47'07" E	50.00'
C7	233°00'00"	626.11'	251.34'	249.65'	N 25°02'56" E	127.38'
C8	8°00'00"	1807.92'	252.43'	252.23'	N 17°39'56" E	126.42'
C9	6°39'59"	1696.93'	196.28'	196.17'	N 181°3'56" E	98.25'
C10	35°30'59"	654.49'	405.70'	399.24'	N 03°48'25" E	209.61'
C11	20°00'01"	537.13'	187.50'	186.55'	N 03°57'03" W	94.71'
C12	18°29'58"	584.02'	188.57'	187.75'	N 151°17'57" E	95.11'
C13	2°00'00"	5699.00'	198.94'	198.93'	N 25°32'56" E	99.48'
C14	6°28'23"	1824.16'	183.49'	183.40'	N 29°47'07" E	91.84'
C15	6°35'34"	1684.16'	193.73'	193.68'	S 28°52'43" W	97.00'
C16	2°00'00"	5759.00'	201.03'	201.02'	S 25°32'56" W	100.53'
C17	18°29'58"	644.02'	207.94'	207.04'	S 151°7'57" W	104.88'
C18	20°00'01"	597.13'	208.44'	207.38'	S 03°57'03" E	105.29'
C19	35°30'59"	654.49'	368.51'	362.64'	S 03°48'25" W	190.39'
C20	6°39'59"	1746.93'	203.28'	203.15'	S 181°3'56" W	101.74'
C21	3°58'28"	1892.20'	131.24'	131.21'	S 88°32'35" W	65.64'
C22	1°51'56"	1892.20'	61.61'	61.60'	N 88°12'14" W	30.81'
C23	7°22'40"	1892.20'	243.65'	243.48'	N 83°34'56" W	121.92'
C24	2°20'25"	1833.28'	74.89'	74.88'	N 78°31'23" W	37.45'



NOTE:
THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSIONS, THE LATTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

RECEIVED
MAY 12 2006
BY:

GENERAL NOTES:

- WALL PAK LIGHTING WILL NOT BE ALLOWED AND ALL OTHER LIGHTING WILL BE FULLY SHIELDED.
- NO DETENTION IS ALLOWED IN THE BUFFER.
- ANY DEVELOPMENT ON THE SITE WILL COMPLY WITH THE WATERSHED REGULATIONS.

STORM WATER SERVICES:

- STORM WATER QUANTITY CONTROL:**
THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER 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 DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

- STORM WATER QUALITY TREATMENT:**
FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

- VOLUME AND PEAK CONTROL:**
FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTEAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

- FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORM AND PERFORM A DOWNSTEAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTEAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR, 6 HOUR STORM.**
FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 YEAR AND 10-YEAR, 6 HOUR STORM.

- STREAM BUFFERS:**
THE S.W.I.M. STREAM BUFFER REQUIREMENTS APPLY DESCRIBED IN THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 12. IN ADDITION, INTERMITTENT AND PERENNIAL STREAMS WITHIN THE PROJECT BOUNDARY SHALL BE DELINEATED BY A CERTIFIED PROFESSIONAL USING THE U.S. ARMY CORPS OF ENGINEERS AND N.C. DIVISION OF WATER QUALITY METHODOLOGY AND SHALL BE SHOWN IN THE SITE PLAN SUBMITTAL ALONG WITH ALL BUFFER AREAS.
ALL PERENNIAL AND INTERMITTENT STREAMS DRAINING LESS THAN 50 ACRES SHALL HAVE A MINIMUM 30-FOOT VEGETATED BUFFER INCLUDING A 10-FOOT ZONE ADJACENT TO THE BANK. DISTURBANCE OF THE BUFFER IS ALLOWED; HOWEVER, ANY DISTURBED AREA MUST BE RE-VEGETATED AND DISTURBANCE OF THE 10-FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL.

- STREAMS DRAINING GREATER THAN OR EQUAL TO 640 ACRES SHALL HAVE A 100-FOOT BUFFER, PLUS 50% OF THE AREA OF THE FLOOD FRINGE BEYOND 100 FEET. THIS BUFFER SHALL CONSIST OF THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE AND UPLAND.**
ALL BUFFERS SHALL BE MEASURED FROM THE TOP OF THE BANK ON BOTH SIDES OF THE STREAM. THE USE ALLOWED IN THE DIFFERENT BUFFER ZONES AS DESCRIBED IN THE S.W.I.M. STREAM BUFFER REQUIREMENTS IN THE ZONING ORDINANCE, CHAPTER 12, AS WELL AS THE OTHER PROVISIONS OF THE S.W.I.M. ORDINANCE SHALL APPLY (EXCEPT BUFFER WIDTHS).

EXISTING APPROVED CONDITIONAL SITE PLAN NOTES:

- ACCESS TO PROPERTY IS ONLY FROM A POINT ON WILKINSON BLVD.
- SUBJECT TO THE APPROVAL OF DUKE POWER CO., SOME PARKING MAY BE PERMITTED IN DUKE POWER R/W, HOWEVER, NO SUCH PARKING SHALL BE ALLOWED WITHIN 75' OF ANY RESIDENTIAL ZONING. ENTRANCE DRIVE INTO THIS PROPERTY SHALL BE DESIGNED TO PROVIDE AN ATTRACTIVE ENTRANCE TO THE PROJECT, AND TO ENHANCE THE STREETScape OF WILKINSON BLVD. ENTRANCE AT WILKINSON BLVD. SHALL BE HEAVILY LANDSCAPED, AND MAY INCLUDE AN IDENTIFICATION SIGNS FOR THE PLANNED PARK DEVELOPMENT.
- DEVELOPMENT AREA SETBACKS SHALL BE A MINIMUM OF 50' ADJACENT TO RESIDENTIAL ZONING AND AS REQUIRED BY ZONING ORDINANCE ELSEWHERE.
- ENTRANCE AND IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ORDINANCE REGULATIONS. NO ADVERTISING SIGNS SHALL BE ALLOWED.
- TO PROTECT RESIDENTIAL AREA SCREENING SHALL PROVIDE EFFECTIVE VISUAL SEPARATE FROM SERVICE, STORAGE, PARKING OR LOADING AREA. THIS SCREENING WILL BE ACCOMPLISHED BY THE USE OF GRADING, PLANTING (RETAINED OR NEW), WALLS, FENCES OR A COMBINATION OF THESE METHODS.
- TO INSURE THE QUALITY OF DESIGN FOR THIS PLANNED PARK, SEPARATE COVENANT RESTRICTION WILL BE ESTABLISHED TO GOVERN DEVELOPMENT.
- SURVEY INFORMATION FROM A SURVEY BY THOMAS E. MONTGOMERY, DATED SEPT. 20, 1983.

"FOR PUBLIC HEARING" PETITION No.: 2006-084

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

06-84
THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

APPROVED BY
CITY COUNCIL
JUL 17 2006

REVISIONS:
COMMENTS PER CHARLOTTE MEADOWS PLANNING COMMISSION - 05-10-2006

OWNER:
CK-CHARLOTTE INDUSTRIAL LAND DEVELOPMENT, INC.
2800 ONE FIRST UNION CENTER
301 SOUTH COLLEGE STREET
CHARLOTTE, NORTH CAROLINA 28202

BOYD P. AND MAXINE G. FALLS PROPERTY
WILKINSON BOULEVARD AND OLD DOND ROAD
BERRYHILL TWP., MECKLENBURG COUNTY, NORTH CAROLINA

PROJECT NO. CKP-05000
FILENAME: ZRE-ZONING
DESIGNED BY: KSB
DRAWN BY: GEC
SCALE: 1"=200'
DATE: 5-12-2006
SHEET NO. 1-1

McADAMS