

SITE SUMMARY
 LOT OUTSIDE R/W = 4.320 ACRES
 LOT IN R/W = 0.207 ACRE
 LOT SIZE TOTAL = 4.527 ACRES
 BUILDINGS: TOTAL SF = 93,594 SF (PROPOSED & EXISTING)
 MAXIMUM SF = 131,115 SF

SETBACKS
 FRONT - 20'
 SIDE - 0' or 4'
 REAR - 10'
 MAXIMUM HEIGHT - 40'
 MINIMUM LOT SIZE - 8,000 SF
 MINIMUM LOT WIDTH - 50'
 PROPOSED ZONING: I-1 (C-D)
 EXISTING ZONING: B-D

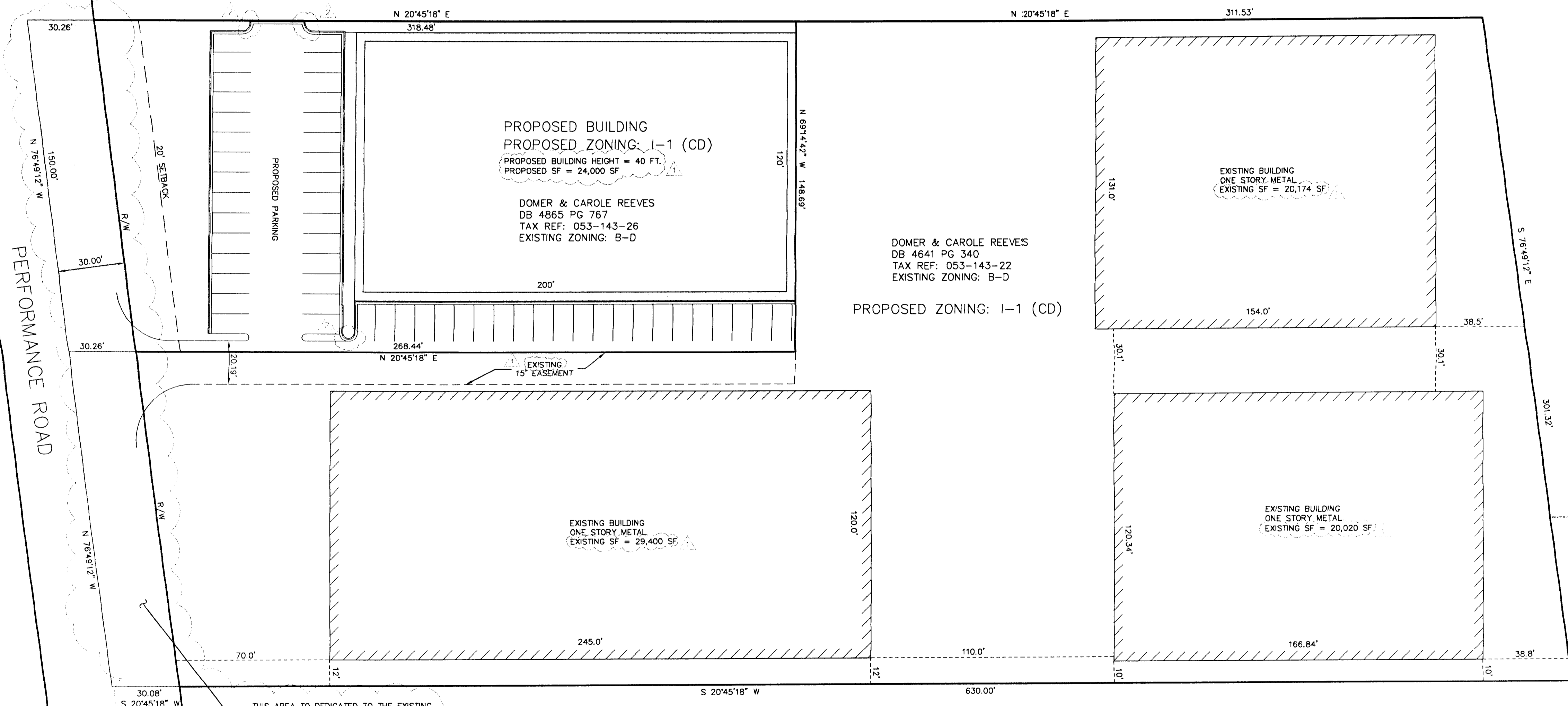
"FOR PUBLIC HEARING"
PETITION NUMBER 99-77(C)
 LOCATION: APPROXIMATELY 4.2 ACRES LOCATED ON THE NORTH SIDE OF PERFORMANCE ROAD, WEST OF SAM WILSON ROAD.
 CURRENT ZONING: B-D
 REQUESTED ZONING: I-1 CD
 PURPOSE FOR REZONING: TO BE CONSISTENT WITH SURROUNDING ZONING.
 COMMENT: THE PROPOSED DEVELOPMENT LIES WITHIN THE PROTECTED AREA FOR THE LAKE WYLE WATERSHED. ACCORDING TO APPLICABLE SUBDIVISION AND ZONING ORDINANCES THE FOLLOWING REQUIREMENTS APPLY:
PROJECTED AREA
 MAXIMUM ALLOWABLE BUILT UPON AREA PER PROJECT:
 LOW DENSITY OPTION = 24%
 HIGH DENSITY OPTION = 70% AND REQUIRES STRUCTURAL BEST MANAGEMENT PRACTICES (WET DETENTION PONDS)
BUFFER AREA REQUIREMENTS
 LOW DENSITY OPTION = 40 FEET ALONG ALL PERENNIAL STREAMS FOR MECKLENBURG COUNTY - 30 FEET FOR CHARLOTTE
 HIGH DENSITY OPTION = 100 FEET ALONG ALL PERENNIAL STREAMS

- DEVELOPMENT STANDARDS / CONDITIONAL NOTES**
- Development of the site will be governed by the provisions of the Charlotte/Mecklenburg Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The building and parking configuration shown on the site plan represents a firm plan for the development of the site may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated.
 - Buffers, if required, will conform to the provisions of section 12.301.
 - Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall site development. All garbage/trash disposal area, dumpster, etc. will be screened with a solid enclosure and gates.
 - Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets.
 - Signage on the site will be permitted in accordance with applicable ordinance provisions. Detached signage for the uses on the site will be limited to 50 square feet in area and 7 feet in height.
 - Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services, if applicable.
 - Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
 - The buildings proposed for the site will not exceed 2 stories (40 feet) in height.
 - Access to the site will be provided by one driveway onto Performance Drive Rd., on the south side of the site. Site distance triangles as specified by CDOT will be maintained for new driveway, requiring a driveway permit.
 - The site will meet or exceed the standards of the Charlotte/Mecklenburg Tree Ordinance with regard to street trees and interior trees.
 - Wall pack lighting will not be used on the site.
 - Uses not allowed are hotel, motel, retail.

NOW OR FORMERLY
 AZALEA S. MARTIN HEIRS
 DB 2584 PG 101
 TAX REF: 053-143-13
 ZONING: I-1 (CD)

NOW OR FORMERLY
 AZALEA S. MARTIN HEIRS
 DB 2584 PG 114
 TAX REF: 053-143-13
 ZONING: I-1 (CD)

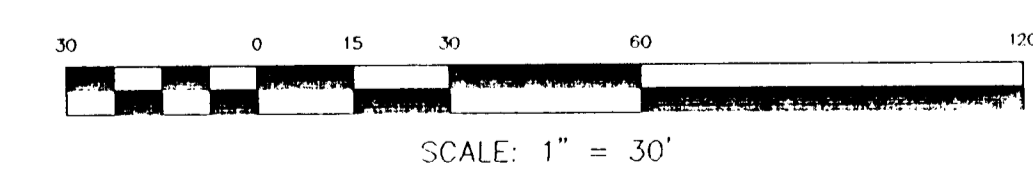
NOW OR FORMERLY
 JOHN S. E. ELBRIDGE, JR.
 TR AREA PG 126
 TAX REF: 053-143-24
 ZONING: I-1 (CD)



99-77C

APPROVED BY COUNTY COMMISSION
 DATE APR 22 1-71-00

NOTE:
 BUFFER AND SCREENING AS
 PER ZONING ORDINANCE



DATE	REVISION
11/7/98	1 ZONING COMMENTS
1/9/00	2 ZONING COMMENTS

CRAIG ENGINEERING
 106 WEST 3RD ST.
 GASTONIA, NC 28052
 704-864-9007

DOMER R. REEVES' PROPERTY
 PERFORMANCE ROAD
 CHARLOTTE, NORTH CAROLINA

PRELIMINARY SITE PLAN

GEOSCIENCE GROUP, INC.

500-K Clanton Road
 Charlotte, NC 28217
 704-525-2003
 704-525-2051 (fax)

