

I, KELLY S. JAMISON CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30 DAY OF OCTOBER, A.D., 2006

SURVEYOR
L-3870
REGISTRATION NUMBER

DEVELOPMENT DATA SUMMARY

TAX PARCEL NO: 205-141-01
TOTAL ACREAGE: 7.35 ACRES
EXISTING ZONING: I-1
PROPOSED ZONING: I-2(CD)
CURRENT BUILDING SQUARE FOOTAGE: VACANT
PROPOSED MAXIMUM BUILDING SQUARE FOOTAGE: 1.0 F.A.R.
PROPOSED USE: TO ALLOW ALL I-2 USES EXCEPT JUNK YARDS.

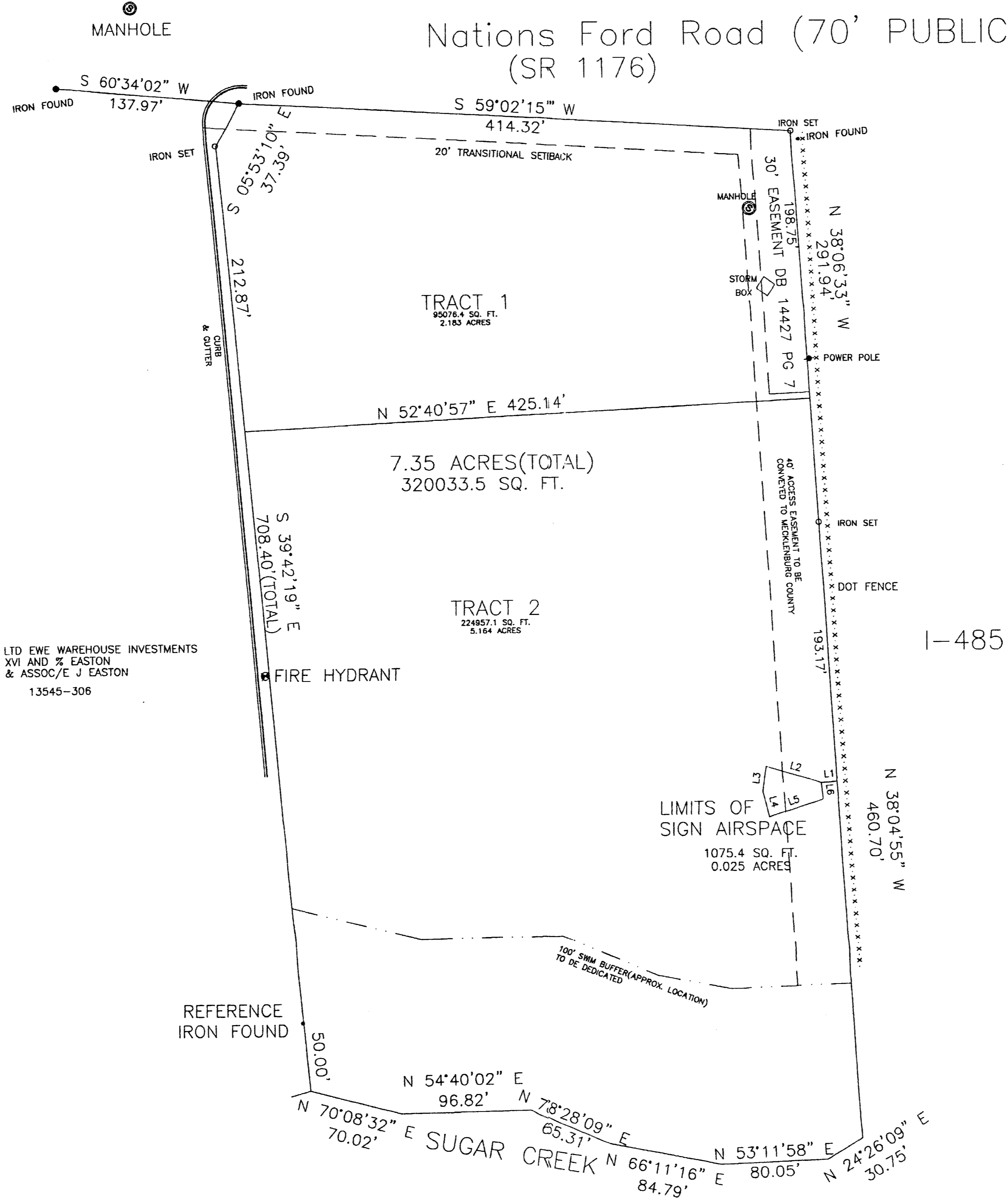
SETBACKS & YARDS

NATIONS FORD ROAD - MAJOR ARTERIAL - 50 FEET CENTERLINE TO RIGHT-OF-WAY LINE
TRANSITIONAL SETBACK: 20 FEET
SIDE YARD: 0 OR 5 FEET
REAR YARD: 10 FEET

REQUIRED PARKING: BASED UPON CODE TABLE 12.202
BICYCLE PARKING: SHORT TERM - 1 PER 40,000 SF
LONG TERM - 1% OF AUTO PARKING

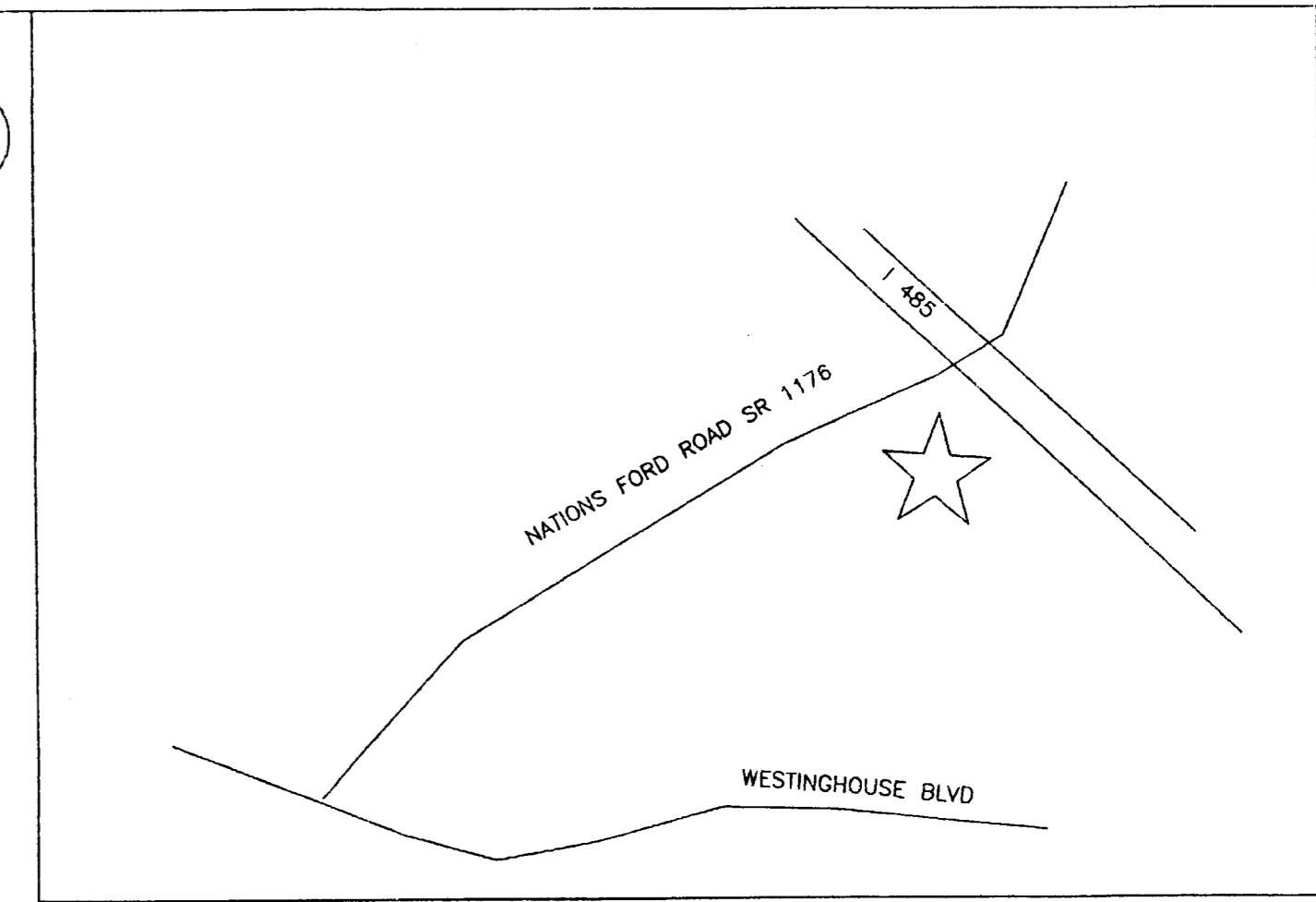
DEVELOPMENT NOTES:

- DEVELOPMENT OF THIS I-2 CONDITIONAL DISTRICT IS BASED ON THE PROVISIONS OF THE APPLICABLE ZONING ORDINANCE STANDARDS AND THE RULES, REGULATIONS, IMPOSED AND THE SPECIFIC SITE PLAN.
- THE PERMITTED USES IN THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH CODE SECTION 9.1102, 9.1103 AND 9.1104.
- DEVELOPMENT STANDARDS AND EXPANSION(S) ASSOCIATED WITH THIS SITE WILL COMPLY WITH CODE SECTION 9.1105(DEVELOPMENT STANDARDS FOR INDUSTRIAL DISTRICT).
- THE TRANSITIONAL RIGHT-OF-WAY WILL BE MEASURED 50 FEET FROM THE CURRENT CENTERLINE OF NATIONS FORD ROAD.
- SCREENING OF THE PARKING, DUMPSTER, LOADING DOCKS/ SPACE AND OUTDOOR STORAGE OF MATERIAL, STOCK AND EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH CODE SECTION 12.303 OF THE ORDINANCE.
- PARKING BASED ON THE USE WILL COMPLY WITH THE STANDARDS SET FORTH IN CODE SECTION TABLE 12.202.
- SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- A SIX-FOOT WIDE SIDEWALK AND EIGHT-FOOT WIDE PLANTING STRIP WILL BE CONSTRUCTED ALONG THE NATIONS FORD ROAD FRONTAGE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE SITE WILL DEDICATE A 100 FOOT SWIM BUFFER FROM THE SUGAR CREEK PERENNIAL STREAM CHANNEL MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF THE BANK ON EACH SIDE OF THE STREAM FROM THE PROPERTY BOUNDARY. THE SWIM BUFFER WILL BE DEDICATED FOR GREENWAY TO MECKLENBURG COUNTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A 40-FOOT WIDE ACCESS EASEMENT PARALLEL TO I-485 FROM THE RIGHT-OF-WAY OF NATIONS FORD ROAD, ALONG THE SITE'S EASTERN PROPERTY LINE TO THE FUTURE SUGAR CREEK GREENWAY WILL BE CONVEYED TO MECKLENBURG COUNTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE.
- RETAIL ESTABLISHMENTS, SHOPPING CENTERS, BUSINESSES, PERSONAL AND RECREATIONAL SERVICES WILL NOT EXCEED 25,000 SQUARE FEET.
- THE PETITIONER WILL DEDICATE RIGHT-OF-WAY MEASURED 50 FEET FROM THE CENTERLINE OF NATIONS FORD ROAD PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE DEVELOPMENT OF THIS SITE PLAN.
- ANY OUTSIDE LIGHTS WILL BE CAPPED AND SHIELDED AND NO DIRECT ILLUMINATION WILL EXTEND PAST THE PROPERTY LINES.
- A SIX-FOOT WIDE SIDEWALK AND EIGHT-FOOT WIDE PLANTING STRIP WILL BE CONSTRUCTED ALONG NATIONS FORD ROAD FRONTAGE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



LTD EWE WAREHOUSE INVESTMENTS
XVI AND % EASTON
& ASSOC./E J EASTON
13545-306

VULCAN MATERIALS CO AND
% PROPERTY ADMINISTRATOR
3756-320



**VICINITY MAP
NTS**

DEED BOOK 13545 PAGE 306



SIGN AIRSPACE

LINE	BEARING	DISTANCE
L1	N 51°55'05" E	11.76'
L2	N 71°52'34" E	42.65'
L3	N 25°58'29" W	18.87'
L4	N 48°44'33" W	19.13'
L5	S 37°49'01" W	42.13'
L6	S 39°42'48" E	12.43'

LEGAL DESCRIPTION:

BEGINNING AT A POINT NEAR THE WESTERN MARGIN OF I-485, SAID POINT LYING ON THE WILLIAM CURTIN ET AL PROPERTY AS DESCRIBED IN DEED BOOK 9789 PAGE 825 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, SAID POINT BEING THE FOLLOWING COURSES AND DISTANCES FROM AN IRON SET AT NORTHEAST CORNER OF THE WILLIAM CURTIN ET AL PROPERTY AS DESCRIBED IN DEED BOOK 14427 PAGE 7 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY; ALONG THE WESTERN MARGIN OF I-485 S 38°06'33" E a distance of 291.94' TO AN IRON SET; THENCE CONTINUING ALONG SAID MARGIN S 38°04'55" E a distance of 193.17' TO A POINT; THENCE LEAVING SAID MARGIN S 51°55'05" W a distance of 11.76'; which is the point of beginning, thence S 71°52'34" W a distance of 42.65'; thence S 25°58'29" E a distance of 18.87'; thence S 48°44'33" E a distance of 19.13'; thence N 37°49'01" E a distance of 42.13'; thence N 39°42'48" W a distance of 12.43'; BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 0.025 ACRES.

APPROVED BY
CITY COUNCIL
OCT 2 2006



JAMISON SURVEYING
10308 ROCKING CHAIR RD
MATTHEWS NC 28105
704-369-9995



SCALE 1" = 60'

PETITION # 2005-046

10535 NATIONS FORD ROAD

**CONDITIONAL REZONING REQUEST
AND TECHNICAL DATA**

TAX PARCELS: 205-141-01 & 205-141-39
CITY OF CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA

REVISED	
DATE:	10-30-05 No.1
DATE:	No.
DATE:	No.
DATE:	No.
DATE:	No.

JAMISON
10308 ROCKING CHAIR RD, MATTHEWS NC 28105
(704) 369-9995