

VICINITY MAP N.T.S

PLAN LEGEND

- PROPERTY BOUNDARY
- COUNTY BOUNDARY LINE

DEVELOPMENT SUMMARY

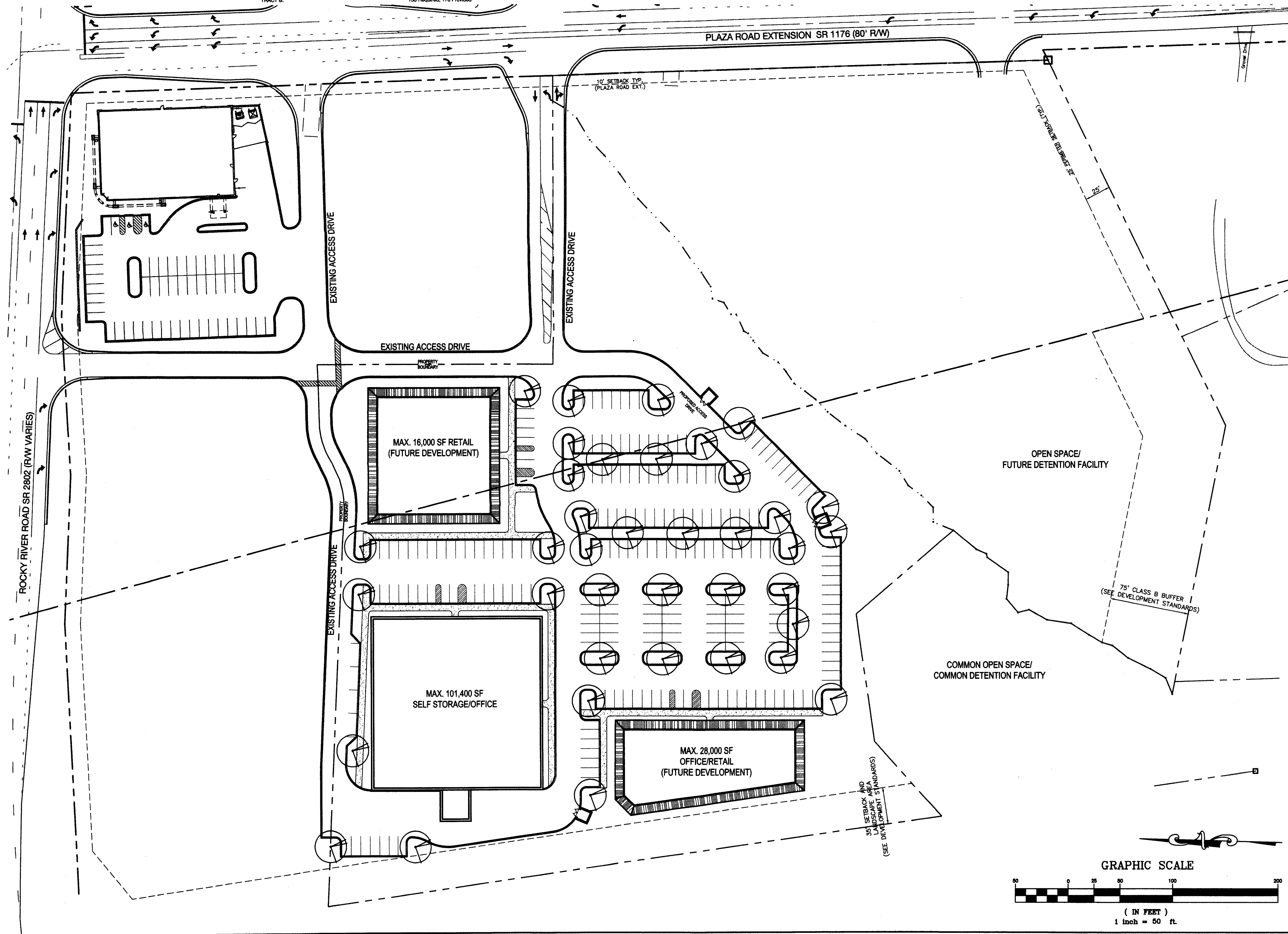
REZONING SITE AREA:	
TRACT A:	±4.04 AC
TRACT B:	±2.24 AC
TOTAL ACREAGE:	±6.28 AC
TAX PARCEL ID #:	
Portions of 105-201-09 and Portions of 105-201-35	
EXISTING ZONING:	
CC	
PROPOSED ZONING:	
TRACT A:	BD-CD (Business Distributive - Conditional)
TRACT B:	CC SPA
PROPOSED USES:	
TRACT A:	Self Storage Facility/Office
TRACT B:	Office/Retail
MAXIMUM BUILDING AREA:	
TRACT A:	101,400 SF Self Storage Facility/Office
TRACT B:	28,000 SF Office/Retail
16,000 SF Retail (Approximately 13,700 SF of the 16,000 SF Retail building is located in Cabarrus County and approximately 2,300 SF is on the site in Mecklenburg County.)	
MAXIMUM BUILDING HEIGHT:	
TRACT A:	55'
TRACT B:	40'
FLOOR AREA RATIO:	
TRACT A:	0.58
TRACT B:	0.45
PARKING:	
TRACT A:	57 Required, 59 Provided
TRACT B:	158 Required, 170 Provided

BUSINESS DISTRIBUTIVE DISTRICT REQUIREMENTS

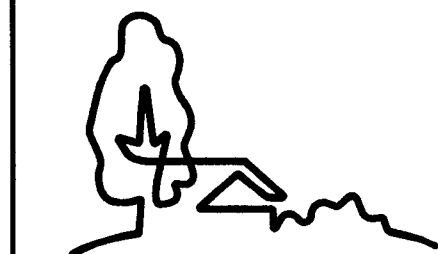
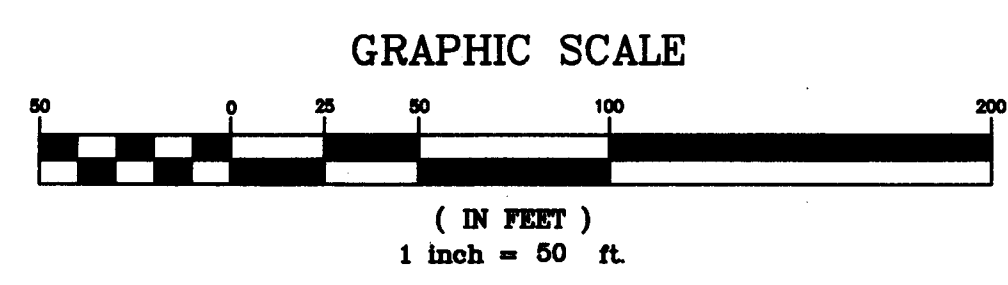
- (1) MINIMUM SETBACK: 20'
- (2) MINIMUM SIDE YARD: 10'
- (3) MINIMUM REAR YARD: 10'
- (4) MAXIMUM HEIGHT: 40' for as allowed by Section 9.805(1)(b), note 7)
- (5) MAXIMUM FLOOR AREA RATIO: 0.70
- (6) PARKING REQUIREMENT: Self-Storage Facility: 25 Space per 1,000 SF of warehousing portion plus 1 space per 400 SF for any accessory office
Office: 1 Space per 300 SF

COMMERCIAL CENTER DISTRICT REQUIREMENTS

- (1) MINIMUM SETBACK: 14' From back of existing or future curb, whichever is greatest
- (2) MINIMUM SIDE YARD: 25'
- (3) MINIMUM REAR YARD: 25'
- (4) MAXIMUM HEIGHT: 40'
- (5) MAXIMUM FLOOR AREA RATIO: 1.0
- (6) MINIMUM BUILDING SEPARATION TO BACK OF CURB ON PRIVATE DRIVES AND PARKING FIELDS: 10'
- (7) MINIMUM DISTANCE FROM BUILDING TO BACK OF CURB ON PRIVATE DRIVES AND PARKING FIELDS: 10'
- (8) PARKING: Per Ordinance



APPROVED BY
CITY COUNCIL
MAY 21 2007



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3308
urbandesignpartners.com

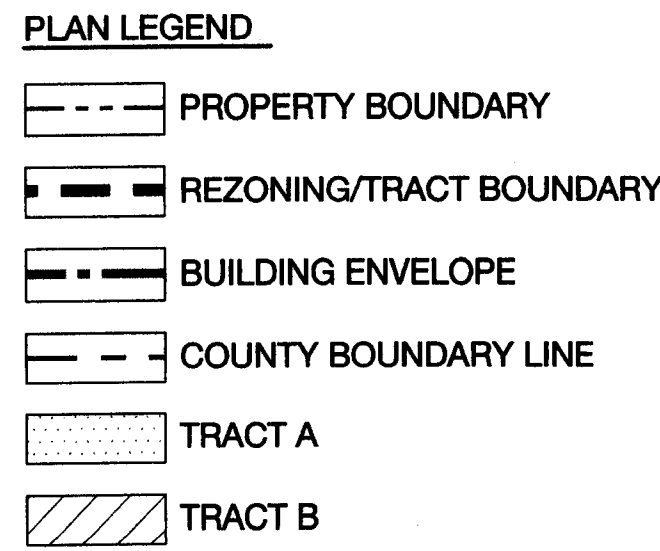
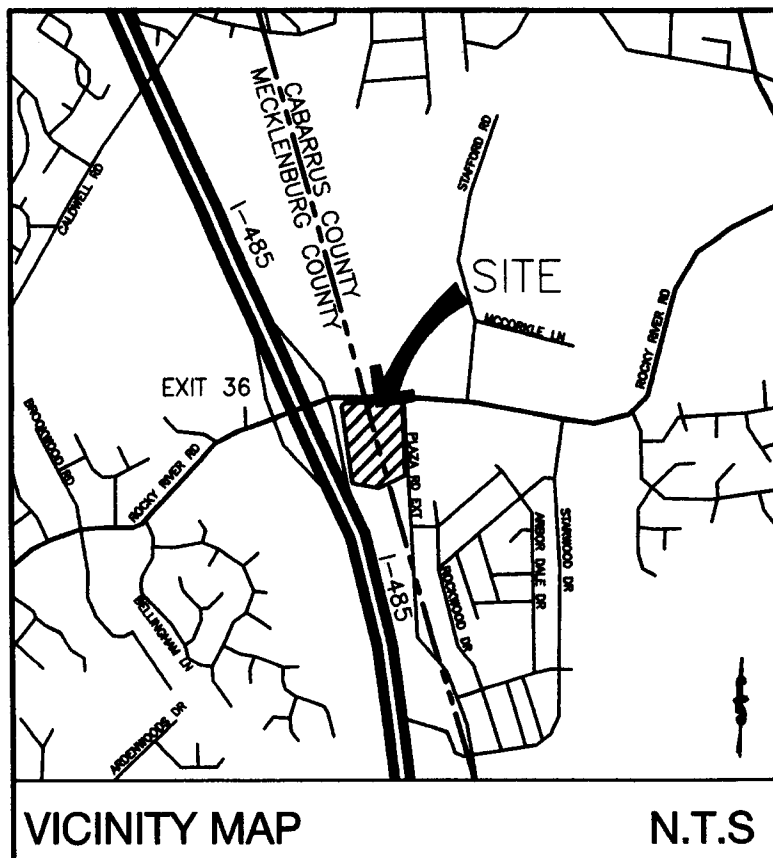
**FOR REZONING
PETITION #2007-038**

Development-
Management, Inc.
1701 East 3rd Street
Charlotte, NC 28204

Rocky River Storage
Rezoning Plan
Charlotte, NC

NO.	DATE	BY:	REVISIONS
1	02-16-07	CC	REVISIONS PER CMPC COMMENT
2	03-19-07	CC	SITE PLAN REVISE, CMPC COMMENT
3	04-16-07	CC	REVISIONS PER CMPC COMMENT

Project No: 06-069
Date: December 27, 2006
Designed By: CC
Drawn By: CC
Scale: 1"=50'
Sheet No: **RZ-1**

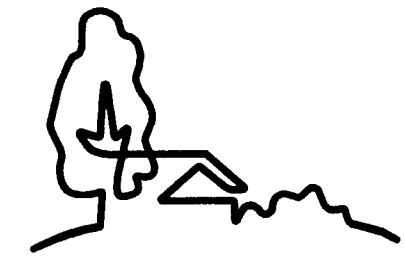
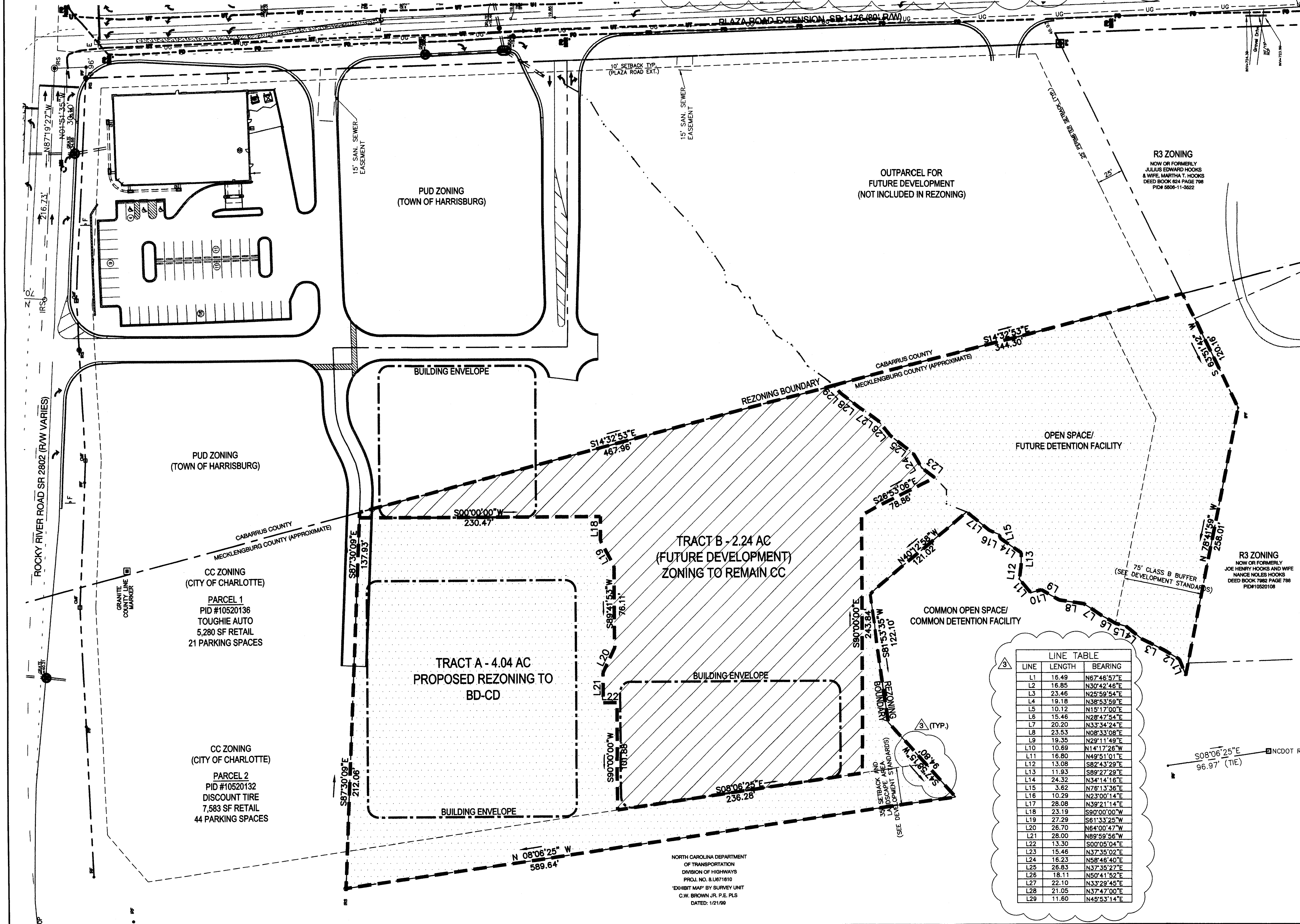


DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**
 - Unless more stringent standards are established by the Technical Data Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-D zoning district classification shall be followed in connection with development taking place on that portion of the Site designated as Tract A on the Technical Data Plan.
 - Unless more stringent standards are established by the Technical Data Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the CC zoning district shall be followed in connection with the development taking place on that portion of the Site designated as Tract B on the Technical Data Plan.
 - The division of the Site into Tract A and Tract B on the Technical Data Plan is solely for the purposes of this Rezoning Petition and may not represent any future property lines in the event that the Site is subsequently subdivided. Petitioner does, however, reserve the right to subdivide the Site in the future.
 - The configurations, placements and sizes of the buildings depicted on the Rezoning Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the Building Envelope lines established on the Technical Data Plan. Parking layouts may also be modified to accommodate final building locations.
 - 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, for example, regulate streets, sidewalks, trees, stormwater (excluding water quality measures), and site development, etc.), will apply to the development site. This includes chapters 8, 9, 12, 15, 18, 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 ordinance, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- PERMITTED USES**
 - Tract A may be devoted only to the following uses:
 - (1) a self-storage facility, such facility's rental and management offices and to any accessory uses that are clearly incidental and related thereto;
 - (2) office uses and any accessory uses that are clearly incidental and related thereto.
 - All storage shall be located within the building located on Tract A, and the outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.
 - The storage of hazardous materials is prohibited.

- Tract B**
 - Tract B may be devoted to any use permitted by right in the CC zoning district, provided, however, that the following uses shall not be permitted on Tract B:
 - (1) automotive service stations, including minor adjustments, repairs and lubrication;
 - (2) dwellings, detached, duplex, triplex, quadplex, attached, multi-family and mixed use buildings;
 - (3) funeral homes, embalming and crematories;
 - (4) hotels and motels;
 - (5) solariums and greenhouses; and
 - (6) outdoor recreation.
 - Tract B may be devoted to any uses permitted under prescribed conditions in the CC zoning district, provided, however, that the following uses shall not be permitted on Tract B:
 - (1) adult care centers
 - (2) dwelling, mixed use;
 - (3) dwellings, planned multi-family and attached development, a single multi-family or attached building on a lot with more than twelve (12) units in a building; and
 - (4) nightclubs, bars and lounges.
 - Tract B may be devoted to any accessory uses that are clearly incidental and related to the permitted uses on Tract B.
- BUFFERS**
 - The Class B buffer area established on the Technical Data Plan shall conform to the standards for such a buffer as set out in Section 12.302 of the Ordinance subject, however, to the provisions of Section 12.304 thereof. The width of the Class B buffer area may not be reduced except as provided below in paragraph 3.b.
 - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the buffer area set out on the Technical Data Plan accordingly.
 - The buffer area shall remain as open space except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, fence or berm, utility lines or drainage facilities and any grading associated therewith.
 - Where existing trees and natural vegetation have been cleared within the buffer area to accommodate grade changes or the installation and maintenance of a wall, fence or berm, utility lines or drainage facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance. No buildings, parking spaces or maneuvering areas may be located within the buffer area.

- SETBACKS, SIDE YARDS AND REAR YARDS**
 - Development of that portion of the Site designated as Tract A on the Technical Data Plan shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the B-D zoning district, which requirements are more particularly depicted on the Rezoning Plan and Technical Data Plan.
 - Development of that portion of the Site designated as Tract B on the Technical Data Plan shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the CC zoning district, which requirements are more particularly depicted on the Rezoning Plan and Technical Data Plan.
 - No buildings, parking spaces or maneuvering areas may be located within the setbacks.
- SCREENING/TREE ORDINANCE/LANDSCAPE AREA**
 - Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 - All roof mounted mechanical equipment placed on any building located on the Site will be screened from view of grade from adjoining public rights of way and abutting properties.
 - Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid enclosure with gates. If one or more sides of a dumpster area adjoin the rear wall of a building, the rear wall may be substituted for the fence along each such side.
 - Development of the Site shall comply with the City of Charlotte Tree Ordinance.
 - The 35 foot setback and landscape area located along the Site's western boundary line shall meet the tree and shrub requirements for a Class B buffer. The 35 foot setback and landscape area shall be installed prior to the issuance of a certificate of occupancy for any building constructed on the Site.
- PARKING**
 - Off-street parking will be provided as set out in the Development Summary table and will otherwise meet the minimum requirements set out in the Ordinance.
- LIGHTING**
 - The maximum height of any free standing lighting fixture (including its base) installed on the Site shall be 20 feet. All free standing lighting fixtures installed on the Site shall be capped and fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the building. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.
 - No wall pack style light fixtures will be permitted on the Site, and any wall mounted light fixtures installed on the Site shall be capped and fully shielded so that illumination does not extend past any property line of the Site.
- SIGNS**
 - All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 - The maximum size of any wall sign installed on the building to be located on Tract A shall be the lesser of 100 square feet or 5 % of the wall surface of the relevant wall.
- ACCESS POINTS (DRIVEWAYS)**
 - The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
 - The placement and configuration of each access point 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 and/or the North Carolina Department of Transportation.
- FIRE PROTECTION**
 - Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- STORM WATER/WETLANDS**
 - Storm water detention measures shall be provided as set out on the attached storm water management plan.
 - The Petitioner shall provide necessary engineering calculations to show that the storm water measures set out on the attached storm water management plan are sized appropriately to handle the additional runoff from the proposed development. If the engineering calculations do not indicate that the storm water measures were designed for the proposed development, the Petitioner will take necessary measures to address storm water runoff for detention.
 - Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DENR. For 404 permits contact the Army Corps of Engineers.
- ARCHITECTURAL CONTROLS**
 - The maximum height of the building to be constructed on Tract A shall be 55 feet.
 - The maximum height of any building constructed on Tract B shall be 40 feet.
 - The total maximum gross floor area of the building to be constructed on Tract A shall be 101,400 square feet. The building to be constructed on Tract A must be located within the building envelope lines depicted on the Technical Data Plan. The building to be constructed on Tract A may be constructed in two phases at the option of the Petitioner, with the size of each phase to be determined by the Petitioner.
 - A minimum of 4,000 square feet and a maximum of 10,000 square feet of the gross floor area of the building to be constructed on Tract A shall be devoted to office uses, with the remainder of the building being devoted to self storage uses.
 - A maximum of two buildings may be constructed on Tract B. The building located along the eastern edge of Tract B may contain a maximum of 16,000 square feet of gross floor area, with approximately 13,700 square feet being located in Cabarrus County and approximately 2,300 square feet being located on the site in Mecklenburg County. The building located along the western edge of Tract B may contain a maximum of 28,000 square feet of gross floor area.
 - Attached are architectural elevations of the north, east, south and west facades of the building proposed to be constructed on Tract A, and they are intended to portray the basic character and quality of the building proposed to be constructed on Tract A. Accordingly, the building to be constructed on Tract A shall be designed and constructed so that each facade is substantially similar in appearance to the corresponding attached elevation. The primary exterior building material to be utilized shall be brick, however, EIFS accents may be utilized as noted and depicted on the attached elevations. Notwithstanding the foregoing, in the event that the building to be located on Tract A is constructed in two phases, the temporary exterior wall associated with the first phase of the building shall not be required to have brick as its primary exterior building material or to be substantially similar in appearance to the corresponding attached elevation. The primary exterior building material for the temporary exterior wall associated with the first phase of the building to be located on Tract A shall be split face block, and this temporary wall shall be painted a color that is substantially similar to the color of the brick on the other three walls of the building. The temporary exterior wall associated with the first phase of the building to be located on Tract A shall be located on the southern side of the building such that the temporary exterior wall faces the southern boundary line of the Site. Notwithstanding the terms of Section 1029 above, in the event that the construction of the second phase of the building to be located on Tract A has not commenced within 36 months of the date on which this Rezoning Petition is approved, then the Petitioner shall be required to modify the temporary exterior wall associated with the first phase of the building such that it is substantially similar in appearance to the corresponding attached elevation and has brick as its primary exterior building material. In the event that the second phase of the building to be located on Tract A is constructed, then the exterior walls shall be substantially similar in appearance to the corresponding attached elevations.
 - Direct access to the individual self-storage units located in the building to be constructed on Tract A will not be provided from the exterior of the building, as access to the individual storage units will be provided by internal hallways. Covered loading and unloading areas into the building will be provided.
 - The building to be constructed on Tract B will be compatible with the building to be constructed on Tract A with respect to the type and colors of exterior building materials.
- OPERATIONS**
 - The standard hours of operation for the self-storage facility will be 8:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturday and 1:00 p.m. to 5:00 p.m. on Sunday. Notwithstanding the foregoing, customers may have access to the facility during non-operating hours through the use of key cards or other similar devices.
- AMENDMENTS TO REZONING PLAN**
 - Future amendments to the Rezoning Plan, Technical Data Plan 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.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan and Technical Data Plan will be amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



URBAN DESIGN PARTNERS

1318-e6 central ave. # 704.334.3393
Charlotte, NC 28205 # 704.334.3395
urbandesignpartners.com

FOR REZONING PETITION #2007-038

Development Management, Inc.
1701 East 3rd Street
Charlotte, NC 28204

Rocky River Storage
Technical Data Plan
Charlotte, NC

NO.	DATE	BY	REVISIONS
1	02.16.07	CC	REVISIONS PER CMPFC COMMENT
2	03.19.07	CC	SITE PLAN REVISE, CMPFC COMMENT
3	04.16.07	CC	REVISIONS PER CMPFC COMMENT

Project No: 06-069
Date: December 27, 2006
Designed by: CC
Drawn by: CC
Scale: 1"=60'
Sheet No:

RZ-2

LINE	LENGTH	BEARING	LINE	TYPE	LENGTH	BEARING
L1	17.97	N89°21'34"E	L60	STORM	77.81	S88°10'01"W
L2	56.63	N89°08'25"E	L61	STORM	104.32	S88°07'45"W
L3	14.67	N89°45'57"E	L62	STORM	102.71	S88°03'02"W
L4	16.85	N92°42'46"E	L63	STORM	35.00	N79°42'47"E
L5	23.44	N29°59'54"E	L64	STORM	21.70	N90°00'00"E
L6	19.18	N88°53'59"E	L65	STORM	52.04	S29°17'03"E
L7	10.12	N19°17'00"E	L66	STORM	42.88	S28°36'14"W
L8	15.46	N28°47'54"E	L67	STORM	126.07	S10°07'19"W
L9	20.20	N33°34'24"E	L68	STORM	60.81	S00°15'14"E
L10	23.53	N28°33'08"E	L69	STORM	217.46	N89°18'17"W
L11	19.35	N29°11'49"E	L70	STORM	48.79	S07°43'29"E
L12	10.69	N14°17'26"W	L71	STORM	140.22	S89°41'51"W
L13	16.80	N49°10'01"E	L72	STORM	40.00	S12°51'42"E
L14	13.08	S82°42'29"E	L73	STORM	124.94	S87°29'38"E
L15	11.93	S89°27'29"E	L74	STORM	201.63	S08°48'38"E
L16	24.32	N34°14'16"E	L75	STORM	131.00	S09°42'11"W
L17	3.62	N78°13'38"E	L76	STORM	143.00	S87°27'05"W
L18	10.29	N29°00'14"E	L77	STORM	180.00	S07°32'01"E
L19	28.06	N59°21'14"E	L78	STORM	60.00	S33°37'41"W
L20	20.93	N22°04'51"E	L79	STORM	85.00	S33°52'17"W
L21	13.60	N89°49'51"E	L80	STORM	15.83	S02°29'51"W
L22	15.78	N49°29'47"E	L81	SEWER	214.00	N88°25'56"W
L23	15.46	N37°30'02"E	L82	SEWER	108.00	N05°27'10"W
L24	16.23	N58°46'40"E	L83	SEWER	40.33	S86°36'20"E
L25	26.83	N37°32'27"E	L84	SEWER	119.04	N89°42'51"W
L26	18.11	N50°41'32"E	L85	SEWER	170.00	S88°06'36"W
L27	22.10	N39°29'45"E	L86	SEWER	69.77	S79°21'01"W
L28	10.02	N37°47'05"E	L87	SEWER	180.00	N87°37'04"W
L29	16.62	N49°31'47"E				
L30	12.74	N37°23'08"E				
L31	12.79	N34°50'18"E				
L32	13.95	N59°57'33"E				
L33	11.24	N50°21'24"E				
L34	16.80	N30°57'38"E				
L35	15.11	N52°17'27"E				
L36	8.39	N59°54'01"E				
L37	4.85	N27°37'27"E				
L38	17.16	N67°02'09"E				
L39	4.90	N01°17'49"E				
L40	12.75	N57°27'04"E				
L41	11.25	N18°33'35"E				
L42	11.56	N80°03'14"E				
L43	15.77	N50°10'10"E				
L44	16.97	N52°12'21"E				
L45	19.41	N51°54'54"E				
L46	28.84	N40°05'01"E				
L47	25.82	N46°02'02"E				
L48	29.27	N52°32'30"E				
L49	21.08	N50°33'02"E				
L50	50.00	N00°00'00"E				

LEGEND

- CMF CONCRETE MONUMENT FOUND (CMF)
- IRF IRON REBAR FOUND (IRF)
- IPF IRON PIPE FOUND (IPF)
- IRS IRON REBAR SET (IRS)
- PKF PK NAIL FOUND (PKF)
- NO POINT SET
- R/W PROPERTY LINE
- PDE PERMANENT DETENTION EASEMENT

ACREAGE TABLES

LOTS	OWNER	ACREAGE
OUTPARCEL 1	1.281 ACRES	AAC/APS DEVELOPMENT LIMITED PARTNERSHIP 16.488 ACRES
OUTPARCEL 2	1.745 ACRES	JUNIOUS G. COCHRAN & MARY K. COCHRAN 1.257 ACRES
OUTPARCEL 3	1.402 ACRES	TOTAL ACREAGE 17.745 ACRES
OUTPARCEL 4	1.399 ACRES	
OUTPARCEL 9	6.219 ACRES	
COMMON AREA	1.189 ACRES	MECKLENBURG COUNTY 9.406 ACRES
OUTPARCEL 11	4.510 ACRES	CABARRUS COUNTY 8.339 ACRES
TOTAL ACREAGE	17.745 ACRES	TOTAL ACREAGE 17.745 ACRES

NOTES:

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
- AREA BY COORDINATE GEOMETRY METHOD.
- APPARENT SOURCE OF TITLE AND OWNER (NOW OR FORMERLY):
 - A.) AAC/APS DEVELOPMENT LIMITED PARTNERSHIP MECKLENBURG COUNTY: TAX ID # 105-201-09, D.B.K. 15141 PG. 559, D.B.K. 15141 PG. 567 & D.B.K. 15141 PG. 574, CABARRUS COUNTY: TAX ID # 5508-12-2146, D.B.K. 4450 PG. 186, D.B.K. 4450 PG. 193, D.B.K. 4450 PG. 199 & AREA B, BROOKDALE PHASE 2, MAP 1, MB.45, PG.74.
 - B.) AAC/APS DEVELOPMENT LIMITED PARTNERSHIP CABARRUS COUNTY: TAX ID # 5508-12-3522, D.B.K. 4450 PG. 199, & OUTPARCEL 3, BROOKDALE PHASE 2, MAP 1, MB.45, PG.74.
 - C.) JUNIOUS G. COCHRAN & WIFE, MARY K. COCHRAN MECKLENBURG COUNTY: TAX ID # 105-201-10, D.B.K. 3201 PG. 573, CABARRUS COUNTY: TAX ID # 5508-02-9576, D.B.K. 405 PG. 244.
- NORTH ORIENTATION BASED ON NAD 83.
- ALL CORNERS MONUMENTED AS SHOWN.
- DIRECT ACCESS TO ROCKY RIVER ROAD IS NOT PERMITTED FOR OUTPARCELS 1-3, EXCEPT BY MEANS OF THE 27' COMMON DRIVEWAY EASEMENT BETWEEN OUTPARCELS 2 AND 3.
- THE PURPOSE OF THE PERMANENT DETENTION EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY BUILDINGS AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- PLEASE REFER TO THE DECLARATION OF RIGHTS, RESTRICTIONS AND EASEMENTS FOR BROOKDALE RETAIL AND OFFICE PARK RECORDED IN (CABARRUS COUNTY DB. _____ PG. _____) (MECKLENBURG COUNTY DB. _____ PG. _____) WHICH REFERS TO THE COMMON USE OF THE DETENTION BASIN, UTILITY EASEMENTS AND ACCESS ROADS.
- THE PIPES AND/OR CHANNELS LOCATED WITHIN THE PERMANENT DETENTION EASEMENT AND LEADING TO THE DETENTION FACILITY CARRY UNRESTRICTED STORM WATER FLOW FROM DEVELOPED UPSTREAM LOT(S)/OUTPARCELS.
- INTERMITTENT STREAM VERIFIED USING TOPOZONE.COM. INFORMATION FROM USGS HARRISBURG QUADRANGLE VIEWED ON AUGUST 3, 2005.

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

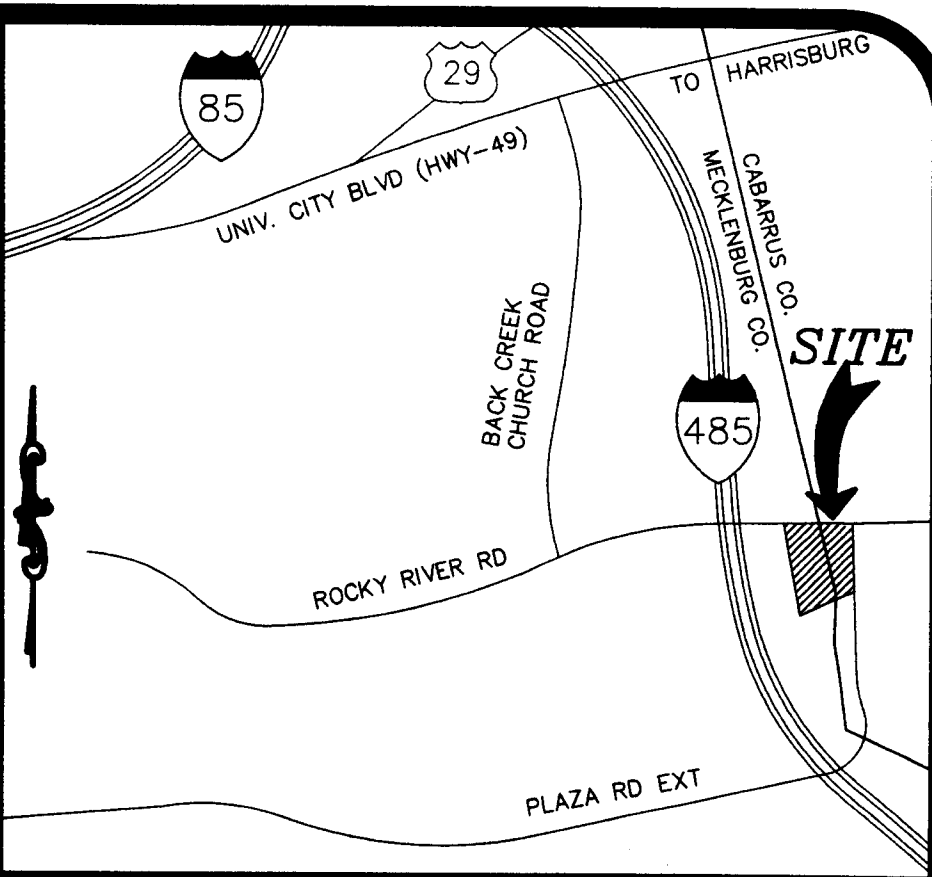
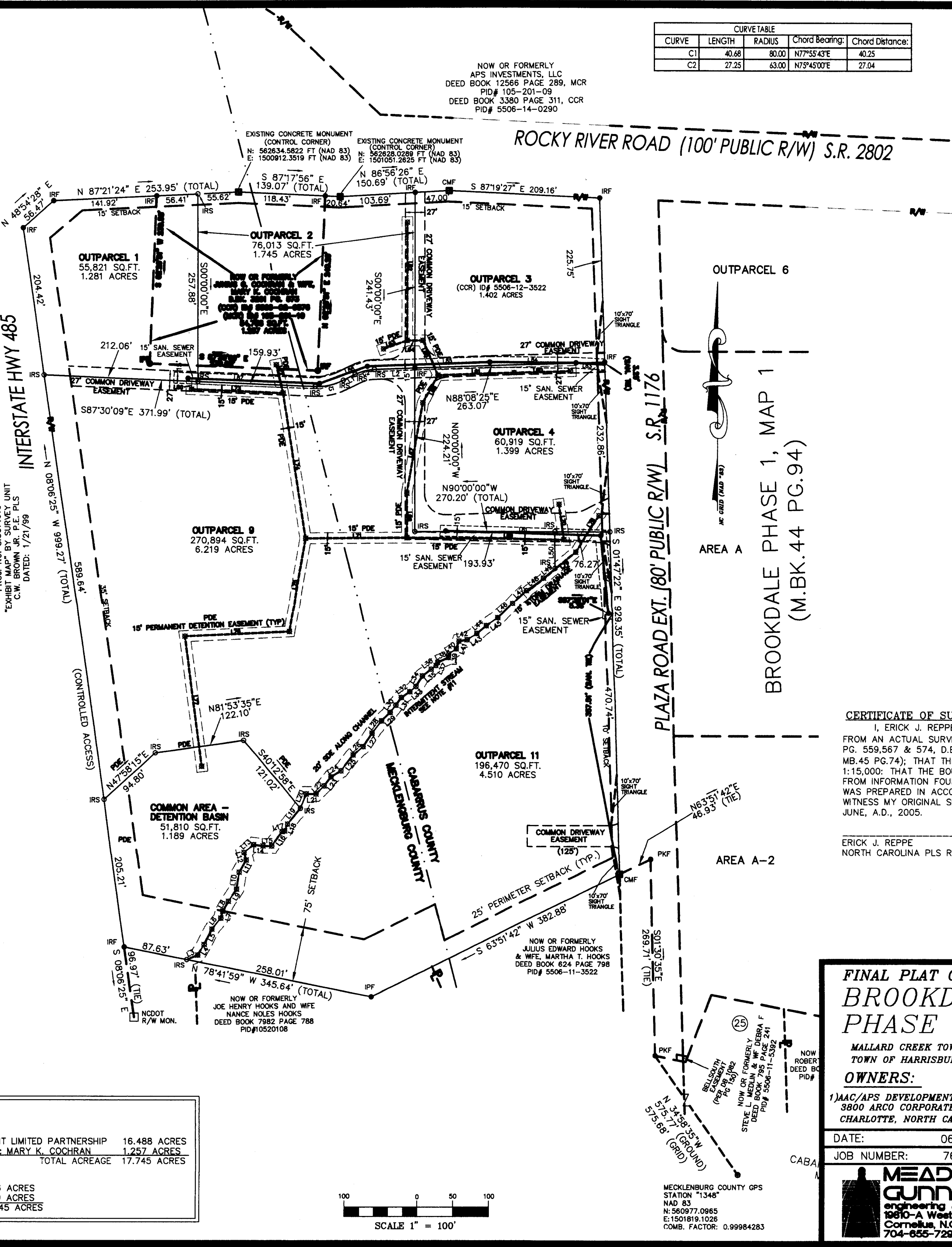
The undersigned manager of AAC/APS Development Limited Partnership, a North Carolina limited partnership, hereby certifies that it is the owner of the property so identified and shown hereon (portions of Outparcels 1 and 2, and all of Outparcels 3, 4, 9, and 11), parts of which property are located in the subdivision jurisdiction of the Town of Harrisburg, Cabarrus County, and hereby submits this plan of subdivision with its free consent and establishes minimum building setback lines as shown hereon. The pipe systems located within the areas depicted and named as "15' permanent detention easement" and "15' sanitary sewer easement" wherever they appear hereon are hereby dedicated for the sole use and benefit of the properties set out on this plan and are private easements and not dedicated to the public. Further, (i) the areas depicted and named hereon as "27' common driveway easement" for ingress, egress, and access to and from the publicly maintained roadways abutting the property are to be used and maintained for the benefit of all the properties set forth hereon consistent with the terms and conditions set forth in that certain "Declaration of Rights, Restrictions and Easements for Brookdale Retail and Office Park" affecting Brookdale, Phase 2, and recorded simultaneously herewith, and (ii) the Common Area-Detention Basin is intended to be owned by the owners of the property herewith subdivided (as tenants in common) and is to be held, used and maintained in accordance with the terms and conditions set forth in paragraph 12 of that certain "Declaration of Rights, Restrictions and Easements for Brookdale Retail and Office Park" affecting Brookdale, Phase 2, and recorded simultaneously herewith, provided that owners of property within Outparcel 11 shall not own or have the right to use the Common Area-Detention Basin or Permanent Detention Easements.

AAC/APS DEVELOPMENT LIMITED PARTNERSHIP
 By: Brookdale GP Limited Partnership, its General Partner
 By: AAC-Brookdale, LLC, its General Partner
 By: Paul Herndon, Manager

STATE OF NORTH CAROLINA
 COUNTY OF _____

I, _____, a Notary Public in and for the County and State aforesaid, certify that Paul L. Herndon, Manager of AAC-Brookdale, LLC, general partner of Brookdale GP Limited Partnership, general manager of AAC/APS Development Limited Partnership, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument as Manager of and on behalf of said limited partnership.

NOTARY PUBLIC
 My Commission Expires: _____



CURVE TABLE

CURVE	LENGTH	RADIUS	Chord Bearing	Chord Distance
C1	40.48	80.00	N77°55'43"E	40.25
C2	27.25	83.00	N79°40'07"E	27.04

CERTIFICATE OF SURVEY AND ACCURACY

I, ERICK J. REPPE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MECK. COUNTY-D.B.K. 15141 PG. 559,567 & 574, D.B.K.3201 PG.573; CAB.COUNTY-D.B.K. 4450 PG. 186,193 &199 & MB.45 PG.74); THAT THE ERROR OF CLOSURE BY LATITUDES AND DEPARTURES EXCEEDS 1:15,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK AS REFERENCED ON THIS PLAT; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF JUNE, A.D., 2005.

ERICK J. REPPE
 NORTH CAROLINA PLS REGISTRATION NO. L-4292



FINAL PLAT OF BROOKDALE PHASE 2, MAP 1

MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA
 TOWN OF HARRISBURG, TOWNSHIP NO. 1, CABARRUS COUNTY, NORTH CAROLINA

OWNERS:

1) AAC/APS DEVELOPMENT LIMITED PARTNERSHIP 2) JUNIOUS G. COCHRAN & MARY K. COCHRAN
 3800 ARCO CORPORATE DRIVE, SUITE 200 5530 ROCKY RIVER ROAD EAST
 CHARLOTTE, NORTH CAROLINA, 28273 CHARLOTTE, NORTH CAROLINA, 28215

DATE: 06/23/05 SCALE: 1" = 100'
 JOB NUMBER: 767.10 ACAD: Plot-Ph2Map1(Meck).dwg

MEADE GUNNELL
 engineering & surveying, p.c.
 1980-A West Catawba Avenue
 Cornelius, N.C. 28031
 704-655-7290 704-655-7291 (fax)

DRAWN BY: GMW
 CHECKED BY: EJR
 SHEET 1 OF 2

ZONING DATA (MECK COUNTY)

ZONING DISTRICT: CC (COMMERCIAL CENTER)
 PARCEL NUMBERS: 105-201-09 & 105-201-10

ZONING ITEM	REQUIRED
MINIMUM LOT AREA	5 ACRES
MINIMUM FRONT SETBACK	25 FT.
MINIMUM SIDE SETBACK	25 FT.
MINIMUM REAR SETBACK	25 FT.
MAXIMUM BUILDING HEIGHT	40 FT.

NUMBER OF LOTS: 7
 BACK WATERSHED PROTECTION AREA

FLOOD NOTE

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 701590151E (02/04/04), MECKLENBURG COUNTY, AND 37025C0140 D (11/02/94), CABARRUS COUNTY, PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

We, Junious G. Cochran and wife, Mary K. Cochran, do hereby certify that we are the owners of the property shown hereon as ours this plat (portions of Outparcels 1 and 2), part of which property is located in the subdivision jurisdiction of the Town of Harrisburg, Cabarrus County, and we do hereby submit this plan of subdivision with our free consent and establish minimum building setback lines as shown hereon. The pipe systems located within the areas depicted and described and shown hereon as "27' common driveway easement" are to be used and maintained for the benefit of all the properties set forth hereon and consistent with the terms and conditions set forth in that certain "Declaration of Rights, Restrictions and Easements for Brookdale Retail and Office Park" affecting Brookdale, Phase 2, and recorded simultaneously herewith.

Junius G. Cochran
 By and through his attorney-in-fact, Samuel G. Cochran

Mary K. Cochran
 By and through her attorney-in-fact, Samuel G. Cochran

STATE OF NORTH CAROLINA
 COUNTY OF _____

I, _____ do hereby certify that Samuel G. Cochran, Attorney-in-fact for Junius G. Cochran, personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Junius G. Cochran, and that his authority to execute and acknowledge said instrument is contained in an instrument duly recorded June 9, 1997, 2004 in Book 9096, Page 510 in the Mecklenburg County Public Registry and recorded May 10, 2004 in Book 5311, Page 13 in the Cabarrus County Public Registry, as amended by an instrument recorded August 17th, 2005 in Book 6166, Page 97 in the Cabarrus County Public Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Samuel G. Cochran acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Junius G. Cochran.

NOTARY PUBLIC
 My Commission Expires: _____

STATE OF NORTH CAROLINA
 COUNTY OF _____

I, _____ do hereby certify that Samuel G. Cochran, Attorney-in-fact for Mary K. Cochran, personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Mary K. Cochran, and that his authority to execute and acknowledge said instrument is contained in an instrument duly recorded June 9, 1997, 2004 in Book 9096, Page 510 in the Mecklenburg County Public Registry and recorded May 10, 2004 in Book 5311, Page 13 in the Cabarrus County Public Registry, as amended by an instrument recorded August 17th, 2005 in Book 19200, Page 326 in the Mecklenburg County Public Registry and recorded August 17th, 2005 in Book 6166, Page 91 in the Cabarrus County Public Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Samuel G. Cochran acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Mary K. Cochran.

NOTARY PUBLIC
 My Commission Expires: _____

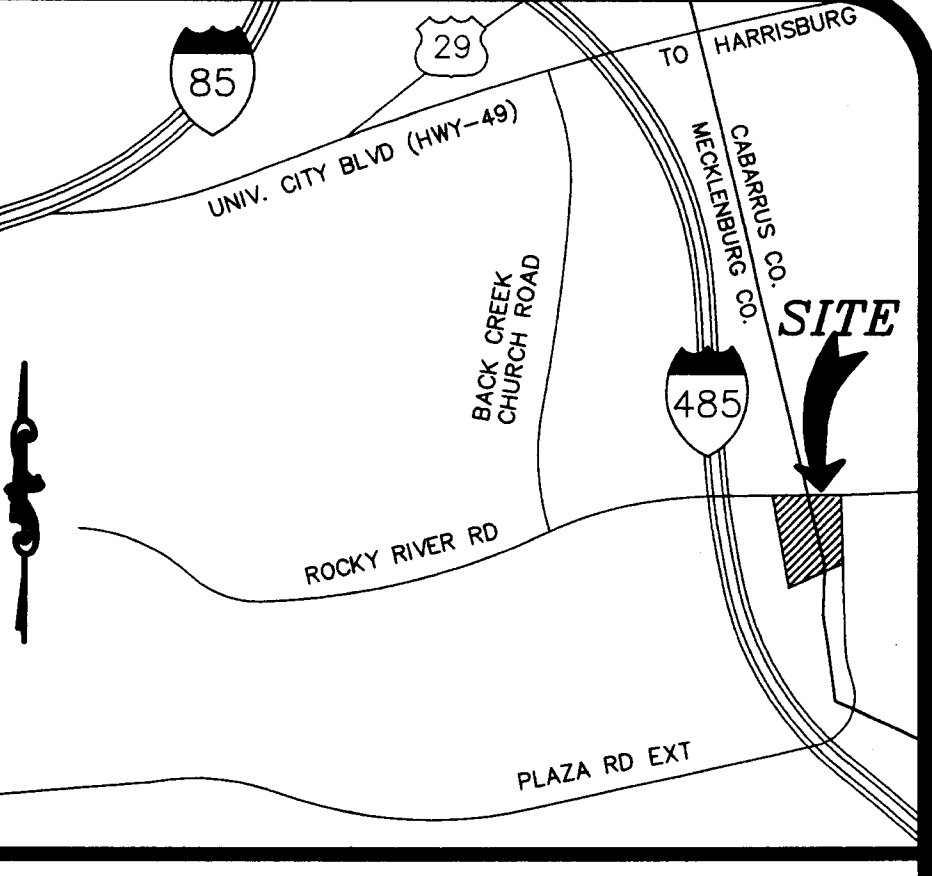
OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____
 DATE _____

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF _____ DATE _____



CERTIFICATE OF SURVEY AND ACCURACY

I, ERICK J. REPPE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MECK. COUNTY-D.B.K. 15141 PG. 559,567 & 574, D.B.K.3201 PG.573; CAB.COUNTY-D.B.K. 4450 PG. 186,193 &199 & MB.45 PG.74); THAT THE ERROR OF CLOSURE BY LATITUDES AND DEPARTURES EXCEEDS 1:15,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK AS REFERENCED ON THIS PLAT; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2005.

ERICK J. REPPE
 NORTH CAROLINA PLS REGISTRATION NO. L-4292



FINAL PLAT OF BROOKDALE PHASE 2, MAP 1

MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA
 TOWN OF HARRISBURG, TOWNSHIP NO. 1, CABARRUS COUNTY, NORTH CAROLINA

OWNERS:

1) AAC/APS DEVELOPMENT LIMITED PARTNERSHIP 2) JUNIOUS G. COCHRAN & MARY K. COCHRAN
 3800 ARCO CORPORATE DRIVE, SUITE 200 5530 ROCKY RIVER ROAD EAST
 CHARLOTTE, NORTH CAROLINA, 28273 CHARLOTTE, NORTH CAROLINA, 28215

DATE: 08/08/05 SCALE: 1" = 100'
 JOB NUMBER: 767.10 ACAD: Plot-Ph2Map1(Meck).dwg

MEADE GUNNELL
 engineering & surveying, p.c.
 1980-A West Catawba Avenue
 Cornelius, N.C. 28031
 704-655-7290 704-655-7291 (fax)

DRAWN BY: GMW
 CHECKED BY: EJR
 SHEET 2 OF 2

CITY OF CHARLOTTE - CONSTRUCTION SEQUENCE:

- OBTAIN GRADING/EROSION CONTROL PERMIT FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- SET UP A ON-SITE PRECONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT (336-4258) TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 18 OF THE CITY CODE AND IS SUBJECT TO FINE.
- INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT BASINS, BY-PASS PUMP AT EX. FES, STORM PIPE FROM STMH-30 TO HW-28, DIVERSION DITCHES AND OTHER MEASURES AS SHOWN ON THE PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
- CALL 336-2291 FOR ON-SITE INSPECTION BY ENGINEERING INSPECTOR. WHEN APPROVED, BEGIN CLEARING AND GRUBBING AFTER PERMIT ISSUANCE.
- CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
- FOR PHASE EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
- CONTRACTOR SHALL INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AFTER EACH ONE IS COMPLETED.
- CONTRACTOR SHALL INSTALL STORM DRAINAGE AND FILL IN A PORTION OF SEDIMENT BASIN # 1 TO INSTALL STORM DRAINAGE IN THIS AREA.
- ONCE STORM DRAINAGE IS COMPLETELY INSTALLED TO SEDIMENT BASIN #2, CONTRACTOR SHALL REMOVE SEDIMENT BASIN # 1, WITH APPROVAL OF EROSION CONTROL INSPECTOR AND COMPLETE GRADING.
- ONCE SITE IS STABILIZED, CONTRACTOR SHALL CONVERT SEDIMENT BASIN #2 TO DETENTION DRAIN WITH APPROVAL OF CITY OF CHARLOTTE EROSION CONTROL INSPECTOR.
- ON SOUTH SIDE OF DITCH, CONTRACTOR SHALL INSTALL DIVERSION DITCH, SILT FENCE, SLOPE DRAIN AT COMPLETION OF FILL SLOPE AND SEED SLOPE IMMEDIATELY.
- CONTRACTOR SHALL REMOVE SEDIMENT FROM TEMPORARY SEDIMENT BASIN WHEN THEY ARE HALF FULL. AFTER EACH RAINFALL, CONTRACTOR SHALL REMOVE SILT ACCUMULATION FROM THE DIVERSION DITCHES AND BEHIND THE SILT FENCE.
- CONTRACTOR SHALL KEEP SILT FENCE ERECT AT ALL TIMES AND REMOVE SILT ACCUMULATION AFTER EACH RAINFALL.
- STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
- EROSION CONTROL DEVICES SHALL ONLY BE REMOVED WHEN APPROVED BY EROSION CONTROL INSPECTOR.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, U.S. SOIL CONSERVATION SERVICE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CITY OF ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE CITY OF CHARLOTTE EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.

EROSION CONTROL NOTES - CITY OF CHARLOTTE / MECKLENBURG COUNTY

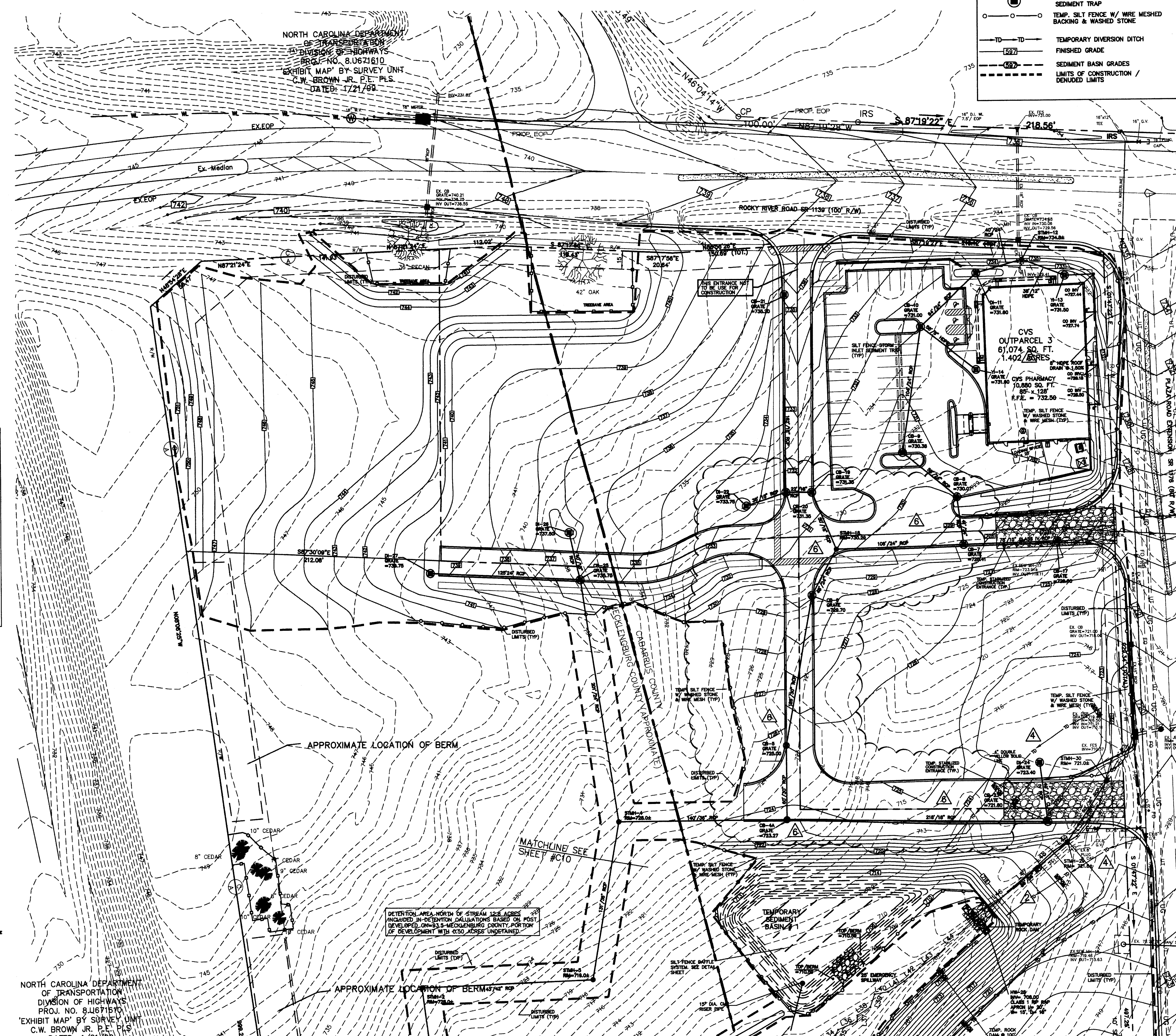
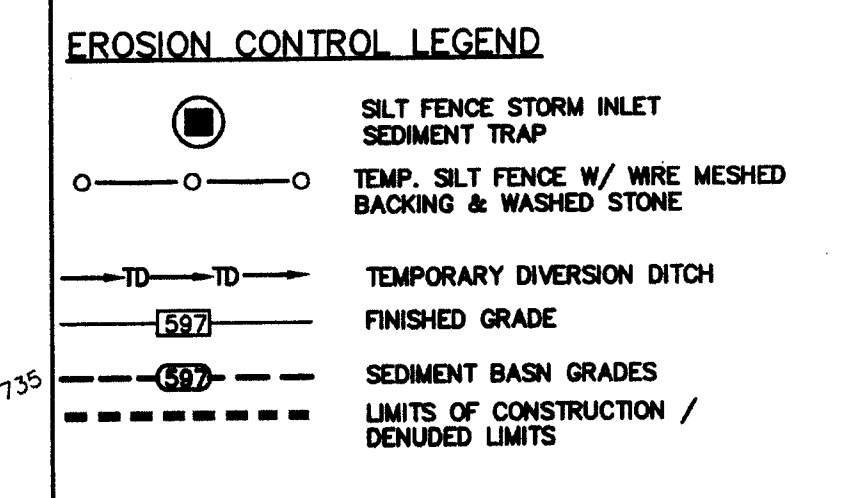
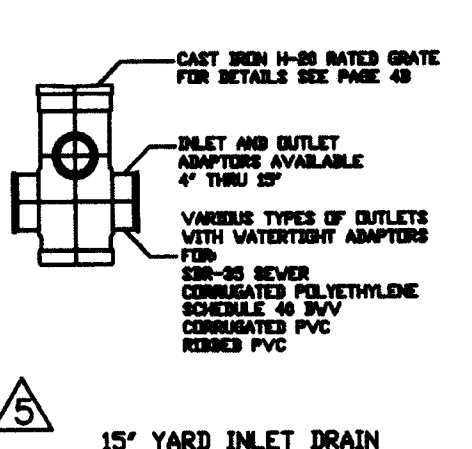
- ALL STD NUMBERS REFER TO THE CITY OF CHARLOTTE / MECKLENBURG COUNTY DEVELOPMENT STANDARDS MANUAL.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL.
- ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
- STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ON LARGE DENUDED AREAS AND SPECIAL CEMEN SPECIAL ON THE PLAN, ALL GRADED SLOPES MUST BE SEED AND MULCHED WITHIN 14 DAYS OF COMPLETION. MULCHING AND SEEDING AREAS ARE TO BE SEED AND MULCHED WITHIN 90 CALENDAR DAYS.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY ENGINEERING DEPARTMENT.
- A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING GREATER THAN 10% WHICH WAS NOT INCLUDED IN A PREVIOUSLY APPROVED GRADING PLAN.
- SLOPES SHALL BE GRADED NO GREATER THAN 2:1. FILL SLOPES GREATER THAN 2:1 TO REQUIRE ADEQUATE TERRACING.
- ALL SLOPES MUST BE SEED AND MULCHED WITHIN 15 WORKING DAYS OF 90 CALENDAR DAYS, WHICHEVER IS SHORTER. ALL OTHER AREAS, REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
- TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NODOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING

CABARRUS COUNTY CONSTRUCTION SEQUENCE

- CONTRACTOR SHALL SETUP AN ON-SITE PRE-CONSTRUCTION MEETING WITH CABARRUS COUNTY SOIL EROSION AND SEDIMENTATION CONTROL PLANNING & ZONING SERVICES TO DISCUSS EROSION CONTROL MEASURES.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES, SILT FENCE, SEDIMENT TRAPS, BY-PASS PUMP AT EX. FES, SEDIMENT BASINS, AND DIVERSION DITCHES. CONTRACTOR SHALL ONLY CLEAR ENOUGH AREA NECESSARY TO INSTALL THE EROSION CONTROL DEVICES.
- CONTRACTOR SHALL BEGIN CLEARING AND GRADING SITE.
- CONTRACTOR SHALL INSTALL 145 FEET OF STORM DRAINAGE FROM HW-28 TO STMH-30 UNDER THE TEMPORARY CONSTRUCTION ENTRANCE.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES DURING CONSTRUCTION. SILT FENCE SHALL BE KEPT ERECT AND SILT REMOVED FROM BEHIND FENCE AFTER RAIN EVENTS.
- SEDIMENT BASINS SHALL BE CLEANED WHEN HALF FULL.
- CONTRACTOR SHALL BEGIN INSTALLING UTILITIES.
- CONTRACTOR SHALL INSTALL STORM DRAINAGE AND FILL IN A PORTION OF SEDIMENT BASIN # 1 TO INSTALL STORM DRAINAGE IN THIS AREA.
- ONCE STORM DRAINAGE IS COMPLETELY INSTALLED, REMOVE SEDIMENT BASIN # 1 AND COMPLETE GRADING.
- ONCE SITE IS STABILIZED, CONTRACTOR SHALL CONVERT SEDIMENT BASIN # 2 TO RETENTION POND.
- CONTRACTOR SHALL INSTALL SEEDING AND LANDSCAPING.
- ONCE SITE STABILIZED AND WITH APPROVAL FROM CABARRUS COUNTY EROSION CONTROL, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.

NOTE:

DRAIN INLETS SHALL BE NYLOPLAST DRAIN BASINS WITH CAST IRON GRATES. JUNCTION BOX SHALL HAVE SOLID HINGED GRATE. DRAIN INLET LOCATED IN SIDEWALK SHALL HAVE BRASS GRATE RATED PEDESTRIAN H-10.



NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROJ. NO. 8.0671610 EXHIBIT MAP BY SURVEY UNIT C.W. BROWN JR. P.E. PLS. DATED: 1/21/99

BROOKDALE PHASE II
 HARRISBURG, NORTH CAROLINA
 AAC/APS DEVELOPMENT LIMITED PARTNERSHIP
 3800 ARCO CORPORATE DR., SUITE 200
 CHARLOTTE, NORTH CAROLINA 28273

Design Resource Group
 2200 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0808 fax 704.368.3088
 www.drg.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

STORM DRAINAGE & PHASE 2 EROSION CONTROL PLAN

PROFESSIONAL SEAL
 NORTH CAROLINA PROFESSIONAL ENGINEER
 SEAL 022009
 NORTH CAROLINA PROFESSIONAL ENGINEER
 C.W. BROWN JR. P.E. SM 11111

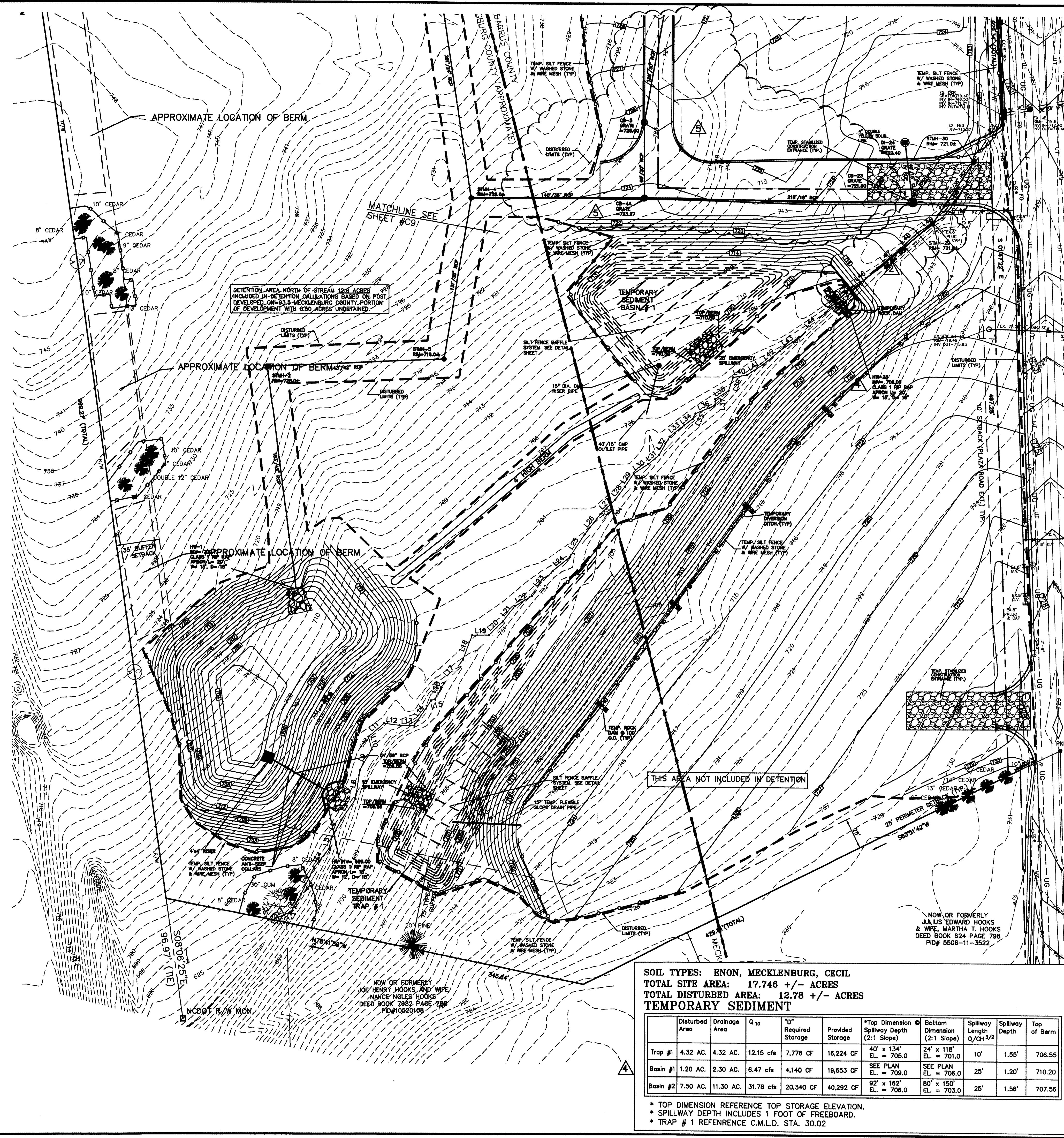
Scale: 1" = 40'
 Date: 8 APRIL 2004
 Project No.: 071-008
 Revisions: 5/24/04 PERMIT SET
 8/4/04 PER ENGINEERING COMMENTS
 8/31/04 REV. PIPE LENGTH HW-28 THRU STMH-29
 9/14/04 PER COMMENTS
 10/06/04 PER CABARRUS COUNTY COMMENTS
 11/23/04 BLDG. LAYOUT & STORM DRAINAGE
 1/26/05 ROAD ALIGNMENT GRADES AND STORM

Sheet **C9**

- CITY OF CHARLOTTE - CONSTRUCTION SEQUENCE:**
1. OBTAIN GRADING/EROSION CONTROL PERMIT FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
 2. SET UP A ON-SITE PRECONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT (336-4258) TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 18 OF THE CITY CODE AND IS SUBJECT TO FINE.
 3. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT BASINS, BY-PASS PUMP AT EX. FES, STORM PIPE FROM STMH-30 TO HW-28, DIVERSION DITCHES AND OTHER MEASURES AS SHOWN ON THE PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
 4. CALL 336-2291 FOR ON-SITE INSPECTION BY ENGINEERING INSPECTOR. WHEN APPROVED, BEGIN CLEARING AND GRUBBING AFTER PERMIT ISSUANCE.
 5. CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
 6. FOR PHASE EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
 7. CONTRACTOR SHALL INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AFTER EACH ONE IS COMPLETED.
 8. CONTRACTOR SHALL INSTALL STORM DRAINAGE AND FILL IN A PORTION OF SEDIMENT BASIN # 1 TO INSTALL STORM DRAINAGE IN THIS AREA.
 9. ONCE STORM DRAINAGE IS COMPLETELY INSTALLED TO SEDIMENT BASIN #2, CONTRACTOR SHALL REMOVE SEDIMENT BASIN # 1, WITH APPROVAL OF EROSION CONTROL INSPECTOR AND COMPLETE GRADING.
 10. ONCE SITE IS STABILIZED, CONTRACTOR SHALL CONVERT SEDIMENT BASIN #2 TO DETENTION POND WITH APPROVAL OF CITY OF CHARLOTTE EROSION CONTROL INSPECTOR.
 11. ON SOUTH SIDE OF DITCH, CONTRACTOR SHALL INSTALL DIVERSION DITCH, SILT FENCE, SLOPE DRAIN AT COMPLETION OF FILL SLOPE AND SEED SLOPE IMMEDIATELY.
 12. CONTRACTOR SHALL REMOVE SEDIMENT FROM TEMPORARY SEDIMENT BASIN WHEN THEY ARE HALF FULL. AFTER EACH RAINFALL, CONTRACTOR SHALL REMOVE SILT ACCUMULATION FROM THE DIVERSION DITCHES AND BEHIND THE SILT FENCE.
 13. CONTRACTOR SHALL KEEP SILT FENCE ERECTED AT ALL TIMES AND REMOVE SILT ACCUMULATION AFTER EACH RAINFALL.
 14. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
 15. EROSION CONTROL DEVICES SHALL ONLY BE REMOVED WHEN APPROVED BY EROSION CONTROL INSPECTOR.
 16. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, U.S. SOIL CONSERVATION SERVICE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CITY OF ENGINEERING DEPARTMENT.
 17. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE CITY OF CHARLOTTE EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.

- EROSION CONTROL NOTES - CITY OF CHARLOTTE / MECKLENBURG COUNTY**
1. ALL STD. NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DISTURBANCE STANDARDS MANUAL.
 2. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
 3. ANY GRADING BEYOND THE DEMOLITION LIMITS SHOWN ON THE PLAN IS SUBJECT TO THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO FINE.
 4. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO FINE.
 5. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS ACCEPTABLE ONLY IF EROSION CONTROL MEASURES ARE IN PLACE AND THE SEEDING IS PERFORMED ON THE AREA TO BE SEEDING WITHIN 15 WORKING DAYS OF GRADING. SEEDING AREAS SHALL BE SEEDING AND MULCHED WITHIN 15 WORKING DAYS OF GRADING. SEEDING SHALL BE PERFORMED BY A REPRESENTATIVE OF THE COUNTY ENGINEERING DEPARTMENT.
 6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY ENGINEERING DEPARTMENT.
 7. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING APPROVED UNDER A PERMIT WHICH WAS NOT INCLUDED IN A PREVIOUSLY APPROVED GRADING PLAN.
 8. SLOPES SHALL BE GRADED NO GREATER THAN 2:1. FILL SLOPES GREATER THAN 1:1 REQUIRE ADEQUATE TERRACING.
 9. ALL SLOPES MUST BE SEEDING AND MULCHED WITHIN 15 WORKING DAYS OF GRADING. SEEDING SHALL BE PERFORMED BY A REPRESENTATIVE OF THE COUNTY ENGINEERING DEPARTMENT. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
 10. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN MCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.

- CABARRUS COUNTY CONSTRUCTION SEQUENCE**
1. CONTRACTOR SHALL SETUP AN ON-SITE PRE-CONSTRUCTION MEETING WITH CABARRUS COUNTY SOIL EROSION AND SEDIMENTATION CONTROL PLANNING AND ZONING SERVICES TO DISCUSS EROSION CONTROL MEASURES.
 2. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES, SILT FENCE, SEDIMENT TRAPS, BY-PASS PUMP AT EX. FES, SEDIMENT BASINS, AND DIVERSION DITCHES. CONTRACTOR SHALL ONLY CLEAR ENOUGH AREA NECESSARY TO INSTALL THE EROSION CONTROL DEVICES.
 3. CONTRACTOR SHALL BEGIN CLEARING AND GRADING SITE.
 4. CONTRACTOR SHALL INSTALL 148 FEET OF STORM DRAINAGE FROM HW-28 TO STMH-30 UNDER THE TEMPORARY CONSTRUCTION ENTRANCE.
 5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES DURING CONSTRUCTION. SILT FENCE SHALL BE KEPT ERECT AND SILT REMOVED FROM BEHIND FENCE AFTER RAIN EVENTS.
 6. SEDIMENT BASINS SHALL BE CLEANED WHEN HALF FULL.
 7. CONTRACTOR SHALL BEGIN INSTALLING UTILITIES.
 8. CONTRACTOR SHALL INSTALL STORM DRAINAGE AND FILL IN A PORTION OF SEDIMENT BASIN # 1 TO INSTALL STORM DRAINAGE IN THIS AREA.
 9. ONCE STORM DRAINAGE IS COMPLETELY INSTALLED, REMOVE SEDIMENT BASIN # 1 AND COMPLETE GRADING.
 10. ONCE SITE IS STABILIZED, CONTRACTOR SHALL CONVERT SEDIMENT BASIN # 2 TO RETENTION POND.
 11. CONTRACTOR SHALL INSTALL SEEDING AND LANDSCAPING.
 12. ONCE SITE STABILIZED AND WITH APPROVAL FROM CABARRUS COUNTY EROSION CONTROL, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.



SOIL TYPES: ENON, MECKLENBURG, CECIL
TOTAL SITE AREA: 17.746 +/- ACRES
TOTAL DISTURBED AREA: 12.78 +/- ACRES
TEMPORARY SEDIMENT

Trap #	Disturbed Area	Drainage Area	Q ₁₀	T _d Required Storage	Provided Storage	*Top Dimension Spillway Depth (2:1 Slope)	Bottom Dimension (2:1 Slope)	Spillway Length Q/CH ^{3/2}	Spillway Depth	Top of Berm
Trap #1	4.32 AC.	4.32 AC.	12.15 cfs	7,776 CF	16,224 CF	40' x 134' EL = 705.0	24' x 118' EL = 701.0	10'	1.55'	706.55
Basin #1	1.20 AC.	2.30 AC.	6.47 cfs	4,140 CF	19,653 CF	SEE PLAN EL = 709.0	SEE PLAN EL = 706.0			710.20
Basin #2	7.50 AC.	11.30 AC.	31.78 cfs	20,340 CF	40,292 CF	92' x 150' EL = 706.0	80' x 150' EL = 703.0			707.56

* TOP DIMENSION REFERENCE TOP STORAGE ELEVATION.
 * SPILLWAY DEPTH INCLUDES 1 FOOT OF FREEBOARD.
 * TRAP # 1 REFERENCE C.M.L.D. STA. 30.02

BROOKDALE PHASE II
 HARRISBURG, NORTH CAROLINA

AAC/APS DEVELOPMENT LIMITED PARTNERSHIP
 3800 ARCO CORPORATE DR., SUITE 200
 CHARLOTTE, NORTH CAROLINA 28273

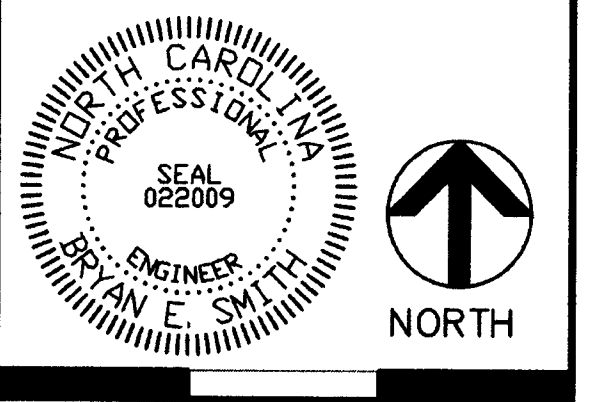
Design Resource Group

230 West Morehead Street, Suite 214
 Charlotte, NC 28206
 704.543.0608 fax 704.568.3068
 www.drgp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

STORM DRAINAGE & PHASE 2 EROSION CONTROL PLAN



Scale: 1" = 40'
 Date: 8 APRIL 2004
 Project No.: 071-008
 Revisions: 5/24/04 PERMIT SET
 8/4/04 PER ENGINEERING COMMENTS
 8/31/04 REV. PIPE LENGTH HW-28 THRU STMH-29
 9/14/04 PER COMMENTS
 10/06/04 PER CABARRUS COUNTY COMMENTS
 1/26/05 ROAD ALIGNMENT GRADES AND STORM