

- Development Standards**
- Unless more stringent standards are established by this Technical Data Sheet or these Development Standards, all zoning standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the I-1 zoning district shall apply.
 - The development may be devoted to any uses (including accessory uses) as permitted under the Ordinance in an I-1 zoning district except the following shall not be permitted:
 - Section 9.1103 (1.1) Adult establishments;
 - Hotels and motels; and
 - Billboards.
 - Building square footage for retail use shall not exceed 40,000 square feet.
 - Common areas shall be provided for the buildings where practical.
 - Subject to Section 12.304 of the Ordinance, all loading docks visible from public view from Interstate 485 or Interstate 85 shall be buffered from such view with a Class C buffer as defined in Section 12.302(i) of the Ordinance.
 - All accessory storage shall be located behind the proposed buildings. No accessory storage shall be located between the proposed buildings and Interstate 485 or Interstate 85.
 - The buffer areas depicted on the Technical Data Sheet are the maximum buffers required by Section 12.302 of the Ordinance. If the adjacent land or portions thereof are rezoned to a more intensive zoning classification, the buffer requirement will be reduced or eliminated to meet the new zoning classification's buffer requirements. This reduction or elimination will automatically occur and will not require administrative approval.
 - The site may be graded and balanced; provided however, after the site is graded and balanced, in those areas where there are few or no trees, there shall be created and maintained (if not already existing) or maintained (if already existing) a "maintained buffer" 50-foot wide with 4 to 5 trees per 100 linear feet of the site's common boundary with the public rights-of-way to Interstates 485 and 85.
 - After the buffer is established, the following may occur in a buffer:
 - No heavy equipment of vehicles allowed in this buffer (i.e. bulldozers);
 - Trees may be limbed up to 8 feet from the ground;
 - Weeds and vines may be removed;
 - Dead trees and material may be removed. (Diseased trees may be removed at the discretion of an Urban Forester);
 - All trees less than 4" in caliper may be removed; and
 - Mulch may be applied to buffers. (Keep mulch 2-3" away from the bark of trees.)
 - Herbicides may be applied to control the regrowth of removed plant material.
 - Utilities necessary to service the site, private drives and public streets may cross buffers at not less than a 75 degree angle.
 - Metal "Butter Building" type construction is prohibited.
 - Landscape areas along sidewalks may be eliminated or reduced in width at road crossings over streams in order to minimize the length of culverts, retaining walls and stream mitigation requirements.
 - The maximum height of any freestanding light fixture shall not exceed 35 feet (including its base) and shall be capped. Wall pack lighting shall be allowed only in instances where such lighting would be shielded from typical public views.
 - West Pointe Drive shall be extended into the property or terminated with a cul-de-sac.
 - The City of Charlotte Soil Erosion and Sedimentation Control Ordinance shall apply with the additional measures for controlling erosion as follows:
 - Seeding shall be performed immediately upon completion of land disturbing activities.
 - Polymers and other flocculating measures should be employed in sediment basins to enhance settling capabilities and reduce the discharge of solids from the site.
 - Double silt fences should be used in critical areas of the site at the base of slopes and other locations where the potential for off-site sedimentation is greatest.
 - Two stage sediment basins with outlet weirs sized for a 50-year storm event should be used to enhance sediment removal capabilities.
 - Except where the topography may require it as a practical matter, no BMPs shall be located on the petitioner's property within 50' of any common boundary between petitioner's property and the rights-of-way to Interstate 85 or Interstate 485.
 - Sidewalk connections shall be made between buildings and adjoining developments, where practical.
 - Inverted-U type bicycle racks sufficient to accommodate one bicycle per 20 vehicle parking spaces shall be provided.

Storm Water Notes

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.

The petitioner shall control and treat the difference in storm water runoff volume leaving the project site between the pre and post development runoff conditions for the 1-year 24 hour storm runoff draw-down time shall be a minimum of 24 hours, but not more than 120 hours.

The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) shall be incorporated into the site and designed to have an 85% average annual removal for total suspended solids generated from the development, where applicable.

A maintenance plan shall be developed to ensure adequate long-term operation of the structural storm water treatment systems, where applicable.

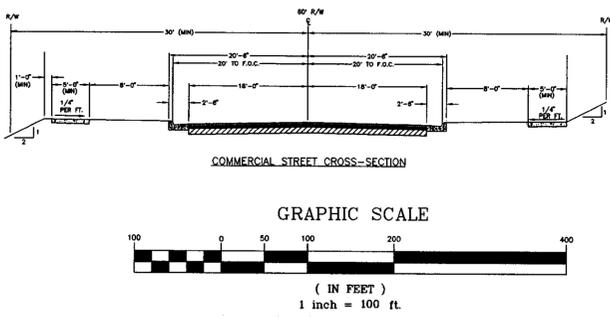
The petitioner shall abide by the S.W.I.M. Stream Buffer regulations, where applicable.

The following agencies must be contacted prior to construction regarding wetland and water quality permits, if applicable:

Section 401 Permit NCDEHNR-Raleigh Office (919)733-1786
Section 404 Permit US Army Corps of Engineers (828)271-7980

IMPORTANT NOTE:
EXACT LOCATION AND SIZE OF BMP'S TO BE DETERMINED UPON FINAL DESIGN. EXTENDED DETENTION STORMWATER WETLANDS MUST BE PLACED OUTSIDE OF THE 50% FEMA FRINGE, AND NOT WITHIN 100' OF THE TOP OF THE STREAM BANK WITHOUT PRIOR APPROVAL FROM MECKLENBURG COUNTY ENVIRONMENTAL.

TO THE EXTENT POSSIBLE, THE DEVELOPER WILL INCORPORATE BIORETENTION FACILITIES WITHIN PARKING AREAS TO SUPPLEMENT PROPOSED EXTENDED DETENTION STORMWATER WETLANDS & BIORETENTION FACILITIES LOCATED ADJACENT TO THE CREEKS.



SITE DATA TABLE

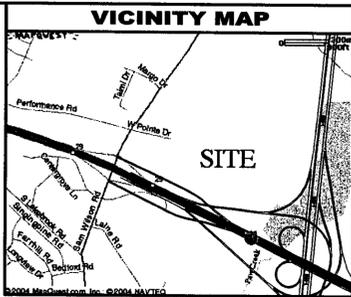
PROJECT NAME: LANIER PROPERTY
 TAX PARCELS: 055-231-04 LOT SIZE: 32.76 ACRES
 YARD REQUIREMENTS (BUILDING):
 FRONT YARD SETBACK: 20 FT. FROM R/W
 REAR YARD: 195 FT. FROM Q. OF HWYS.
 SIDE YARD (L): 0 FT. SIDE YARD (R): 0 FT.

EXISTING ZONING: R-12 MF LLWPA
 PROPOSED ZONING: I-1 (CD)LLWPA
 LLWPA - UTILIZING HIGH DENSITY OPTION
 ALLOWABLE IMPERVIOUS AREA 70%
 32.904 AC. X 0.70 = 23.033 AC. ALLOWABLE IMPERVIOUS AREA

PETITIONER: ERIC LANIER
 12825 DOWNS CIRCLE
 PINEVILLE, NC 28134

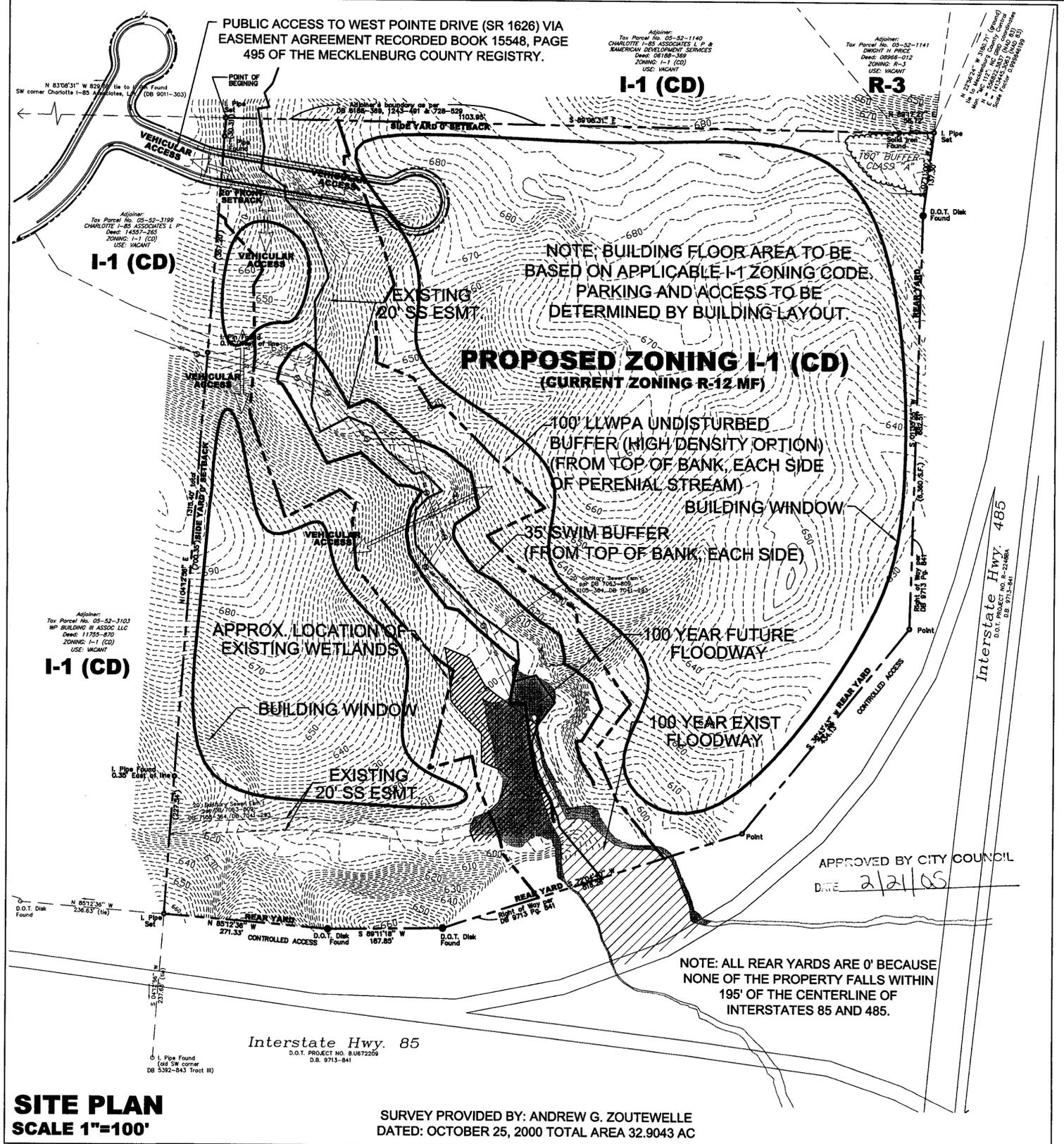
LEGAL DESCRIPTION

From an existing iron pin at the southwest corner of property owned by Charlotte I-85 Associates Limited Partnership (now or formerly) as recorded in Deed Book 9011 Page 303 of the Office of the Register of Deeds of Mecklenburg County proceed S 89-08-31 E 829.76 feet to an iron pipe at the point and place of the Beginning; thence S 89-08-31 E 1103.95 feet to a solid iron; thence N 89-17-27 E 56.72 feet to an iron pipe; thence S 07-11-00 W 137.30 feet to a D.O.T. disk; thence S 01-35-55 W 882.51 feet to a point; thence S 38-43-43 W 434.13 feet to a point; thence S 72-04-40 W 516.26 feet to a D.O.T. disk; thence S 89-11-18 W 187.85 feet to a D.O.T. disk; thence N 85-12-36 W 271.33 to an iron pipe; thence N 04-12-56 E 1315.40 feet to an iron pipe at the point and place of the Beginning, all as shown on that certain Boundary and Topographic Survey of 32.9043 Acres off Sam Wilson Road, Berrylhill Township, Mecklenburg County, North Carolina prepared by Andrew G. Zoutewelle, NCRLS, dated October 25, 2000.



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BURTON ENGINEERING ASSOCIATES
 CIVIL ENGINEERS
 LAND PLANNERS
 5950 Fairview Rd., Suite 100, Charlotte, NC 28210
 (704) 555-8881 • Fax (704) 553-8690



SITE PLAN SCALE 1"=100'

SURVEY PROVIDED BY: ANDREW G. ZOUTEWELLE
 DATED: OCTOBER 25, 2000 TOTAL AREA 32.9043 AC

LANIER PROPERTY
 I-85 / I-485 CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

Project	CTB
Engineer	JDC
Drawn By	9-15-04
Date	
Revisions	
	1-11-24-04 - PER STAFF REVIEW
	2-3-05 - PER STAFF REVIEW
Project Number	413-001
Sheet	of
	C-1 1

"FOR PUBLIC HEARING"
 PETITION No. 2004-141

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