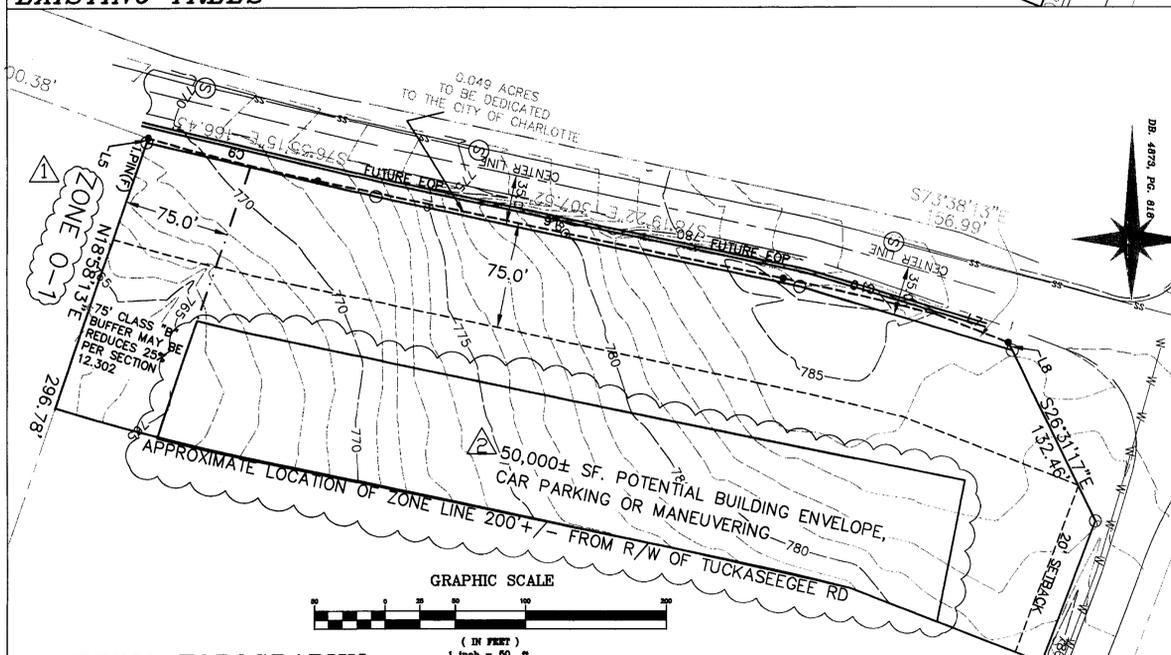
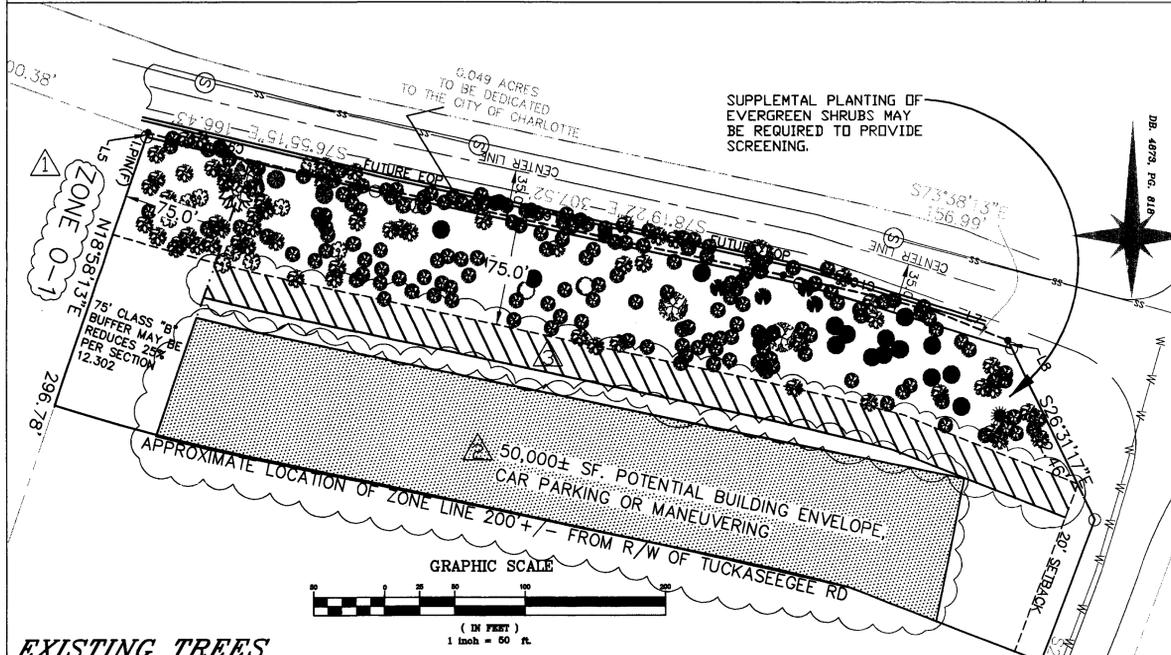
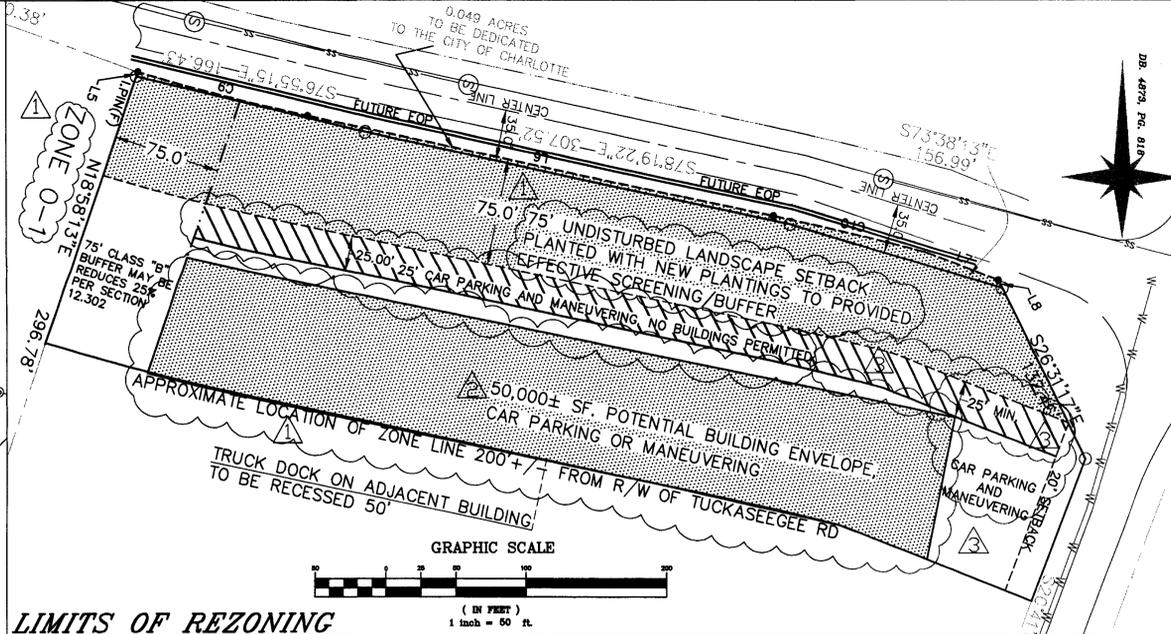


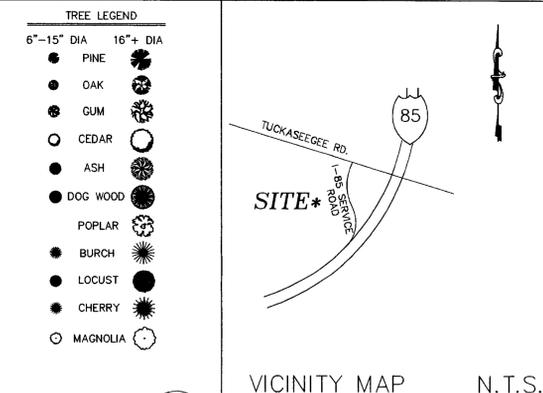
LINE	LENGTH	BEARING
L1	76.91	S17°28'31"E
L2	30.51	S10°32'34"W
L3	1.96	N10°12'07"E
L4	3.28	N88°58'15"E
L5	307.96	S17°22'12"E
L6	35.53	S47°26'26"E
L7	4.24	S88°31'17"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C3	111.24	400.00	110.98	S95°39'49"W
C4	179.87	499.25	178.43	S17°52'39"E
C5	193.97	772.34	192.18	S17°28'05"E
C6	98.76	305.07	97.81	S10°28'19"W
C7	281.91	588.59	277.28	S41°11'05"W
C8	111.10	178.31	110.06	S57°41'55"W
C9	123.98	1439.44	123.94	S76°09'25"E
C10	110.62	2403.71	110.61	S77°08'05"E

Legal Description
Attachment "B"
Being that certain tract of land in the City of Charlotte, Mecklenburg County, North Carolina, said tract being more particularly described as follows: Beginning at an iron pin found in the southern right of way of Tuckaseegee Road (said point being in the eastern line of Eagle Holdings & Development, Inc. as described in Deed Book 3574 Page 76 as recorded in the Mecklenburg County, NC Register of Deeds); thence with the southerly right of way of Tuckaseegee Road the following three bearing and distances: 1) S 76° 55' 15" E 166.43' to an iron pin set; 2) S 78° 19' 22" E 307.52' to an iron pin set; 3) S 73° 38' 13" E 156.99' to an iron pin found; thence S 26° 31' 17" E 132.46' to an iron pin found in the western right of way Interstate 85 Service Road; thence with the western right of way of Interstate 85 Service Road S 20° 41' 05" W 103.23' to a point; thence with a new bearing and distance N 73° 38' 13" W 231.18' to a point; thence N 78° 19' 22" W 301.79' to a point; thence N 76° 55' 15" E 193.52' to a point in the eastern line of the aforesaid Eagle Holdings & Development, Inc; thence N 18° 58' 13" E 201.06' to the point and place of beginning, said tract containing approximately 3.2 acres according to a survey prepared by Carolinas Design Group, PLLC dated November 29, 2004.



Revision	Date		
1	Per review comments	TWL	4.29.05
2	Per review comments	TWL	6.9.05
3	Per review comments	tlw	6.30.2005



SITE DEVELOPMENT TABLE

- CURRENT ZONING: I-1
- PROPOSED ZONING: I-1
- SITE ACREAGE: 3.22± ACRES
- PROPOSED USE: Warehouse and office with related parking. No trailer docking or storage will be permitted.

Beacon Properties-Tuckaseegee Rd. Site
DEVELOPMENT STANDARDS

1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The parking envelope configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum parking envelope indicated.

2. Buffers, if required, will conform to the provisions of section 12.301. The Petitioner reserves the right to propose alternate buffer treatment or to seek a variance for the buffer that may be required along the day care site to the west. Required buffers on the site may be eliminated if the adjoining parcels are rezoned or redeveloped such that buffers are no longer required.

3. Screening will conform to the provisions of section 12.303. The Petitioner will establish a 20' zoning district setback within a total 75' landscape setback along the Tuckaseegee Rd. frontage of the site, with the exception of one area that may be used for a sign as specified below. The purpose of this area is to create a significant visual separation between uses on the site and residential uses on the north side of Tuckaseegee Rd. This landscape setback does not constitute the "zoning setback" for the purposes of the Tree Ordinance. This area may be improved or maintained in one of the following ways:

* The area may be left undisturbed except for the placement of a sign.

4. Any detached lighting on the site will not exceed 30 feet in height, will utilize full cutoff fixtures, and will be aimed into the site away from adjoining properties and public streets. No "wall post" lighting will be installed but architectural lighting on building facades will be permitted.

5. Signage on the site will be permitted in accordance with applicable ordinance provisions. Detached signs, if used, will be ground mounted, limited to 7 feet in height and 50 square feet in area. The only area where a sign will be permitted is at the corner of the site at the intersection of Tuckaseegee Rd. and the I-85 Service Rd. and at any driveway that may be permitted to the site from I-85 Service Rd.

6. Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services. No detention will be located within the zoning district setback for the site or the undisturbed area along Tuckaseegee Rd.

7.

8. No direct VEHICULAR access will be provided to Tuckaseegee Road. The Petitioner will dedicate AND CONVEY 35 feet from the centerline of Tuckaseegee Road for the future right-of-way PRIOR TO THE ISSUANCE OF O.D. All setbacks will be measured from this new right-of-way.

9. The Petitioner will provide for a CATS BUS SHELTER PAD outside of the right-of-way of Tuckaseegee Road frontage, the exact location of which will be determined jointly by CATS and the Petitioner.

10. All CDDT sight distance triangles applicable to the site will be observed at any driveways that may be approved for the site, if any.

11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

12. Throughout this Rezoning Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

13. The proposed building will be extended to provide a visual buffer from Tuckaseegee Road of the loading area on the associated property to the south.

February 22, 2005, Initial submission
Revised per staff comments 4/20/05

JMA
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P.O. Box 691
Phenix, North Carolina 28134
(704) 869-8200
James McGovern & Associates
Consulting Engineers

Project: **I-85 Overlook**
Tuckaseegee Road
Charlotte, North Carolina

Engineer: James J. McGovern
Senior Designer: Ted W. Lawrence
Project Number: 322.017
Dwg. No.: \322017\dwg\rezoning\plan

Graphic Scale:
Scale: (IN FEET)

No.	Revision	Date
1	Per review comments	TWL 4.29.05
2	Per review comments	TWL 6.9.05
3	Per review comments	tlw 6.30.2005

PETITION # **2005-70** FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL
DATE: 6/20/05

Date: 2.16.2005
Sheet 1 of 1