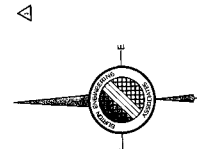


**IMPORTANT NOTE:** LOCATION AND SIZE OF BMP'S TO BE DETERMINED UPON FINAL EXACT LOCATION OF DETENTION STORMWATER WETLANDS. BMP'S MUST BE PLACED OUTSIDE OF THE 50% FEMA FRINGE, AND NOT WITHIN 100' OF THE TOP OF THE STREAM BANK WITHOUT PRIOR APPROVAL FROM MECKLENBURG COUNTY ENVIRONMENTAL.

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.

SEE ENLARGEMENT ON TECHNICAL DATA SHEET FOR FURTHER DETAIL



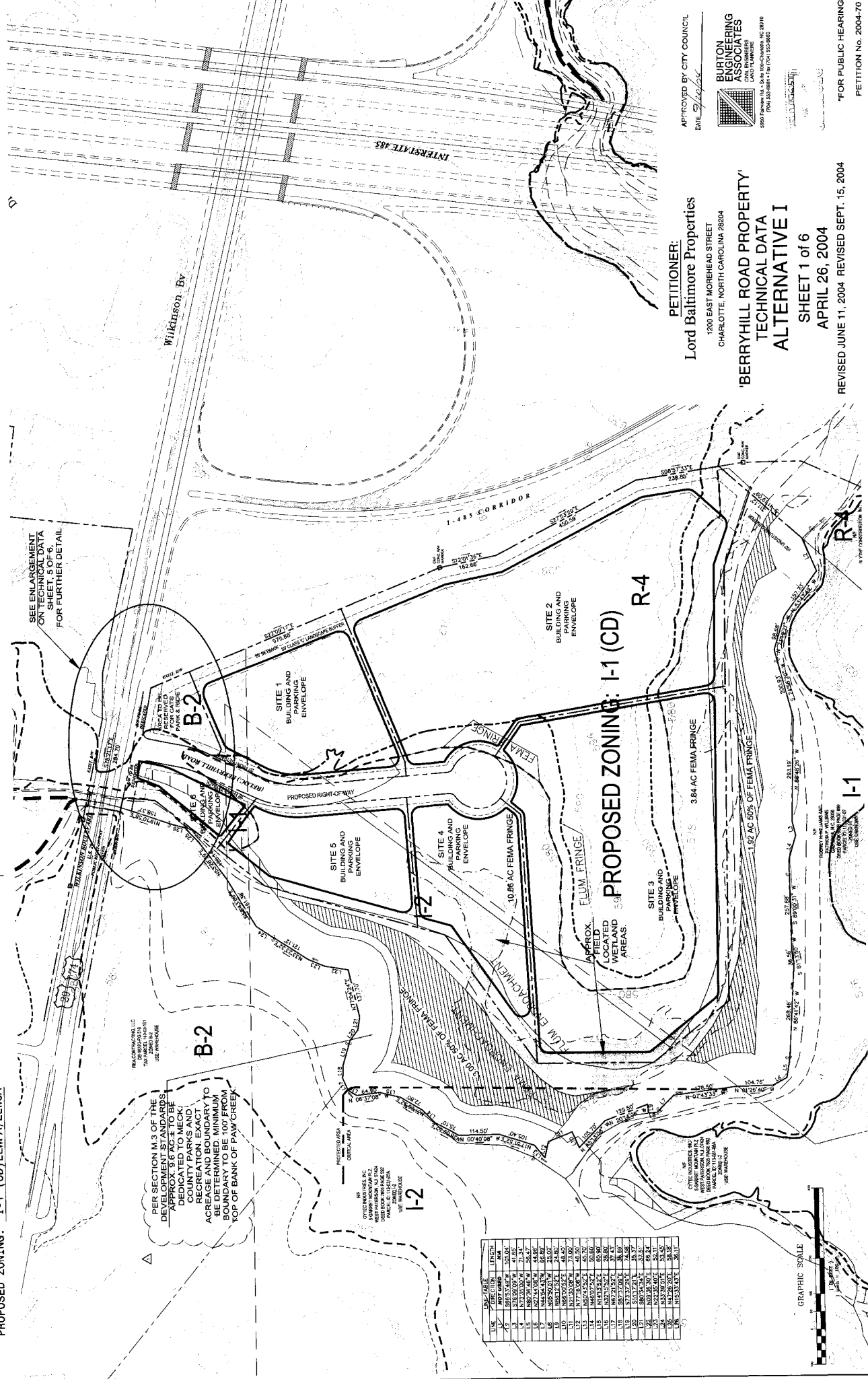
**SITE DATA**  
 PROJECT NAME: BURTON ROAD PROPERTY  
 TAX PARCELS: 110,301-06, 110,301-07, A, 110,301-08, LOT 17E, 57,806 ACRES  
 IMPROVED COVERAGE (ACRES) (HOSP. DENSITY OPTION): CRITICAL AREA = 2.0 ± 0.50% ± 1.0 ACRES  
 PROTECTED AREA = 55,838 ± 320 ± 39 ± ACRES  
 TOTAL IMPROVED AREA ALLOWED = 40.1 ACRES

VADO REQUIREMENTS (BUILDINGS):  
 FRONT YARD SETBACKS: 30 FT. FROM R/W; REAR YARD: 10 FT.  
 SIDE YARD: 10 FT. SIDE YARD (R/W): 30 FT.

EXISTING ZONING: B-2, I-1, I-2, and R-4 LLWPA/LLWCA  
 PROPOSED ZONING: I-1 (GD) LLWPA/LLWCA

PER SECTION M.3 OF THE DEVELOPMENT STANDARDS APPROX. 3.6 AC ± TO BE DEDICATED TO RECREATION (PARKS AND) RECREATION. EXACT ACREAGE AND BOUNDARY TO BE DETERMINED. MINIMUM BOUNDARY TO BE 100' FROM TOP OF BANK OF PAW CREEK.

LINE	TYPE	LENGTH	AREA
1	1-1	101.05	101.05
2	1-1	101.05	101.05
3	1-1	101.05	101.05
4	1-1	101.05	101.05
5	1-1	101.05	101.05
6	1-1	101.05	101.05
7	1-1	101.05	101.05
8	1-1	101.05	101.05
9	1-1	101.05	101.05
10	1-1	101.05	101.05
11	1-1	101.05	101.05
12	1-1	101.05	101.05
13	1-1	101.05	101.05
14	1-1	101.05	101.05
15	1-1	101.05	101.05
16	1-1	101.05	101.05
17	1-1	101.05	101.05
18	1-1	101.05	101.05
19	1-1	101.05	101.05
20	1-1	101.05	101.05
21	1-1	101.05	101.05
22	1-1	101.05	101.05
23	1-1	101.05	101.05
24	1-1	101.05	101.05
25	1-1	101.05	101.05
26	1-1	101.05	101.05
27	1-1	101.05	101.05
28	1-1	101.05	101.05
29	1-1	101.05	101.05
30	1-1	101.05	101.05



APPROVED BY CITY COUNCIL  
 DATE: 9/24/04

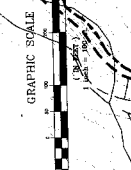
BURTON CONSULTING ASSOCIATES  
 CIVIL ENGINEERS  
 5000 PINEBUSH ROAD, SUITE 100  
 CHARLOTTE, NC 28216  
 PHONE: 704.366.1100 FAX: 704.366.8800

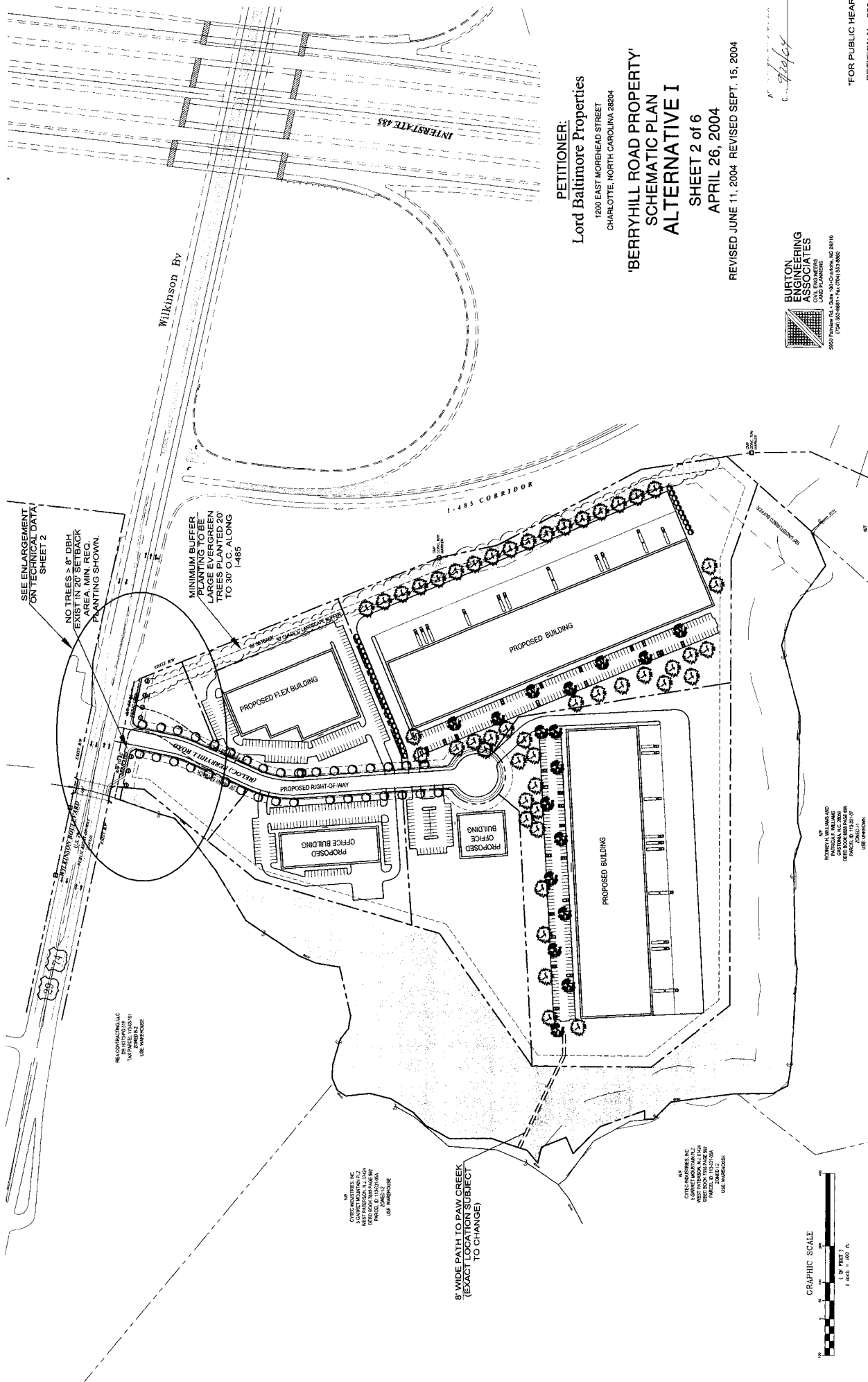
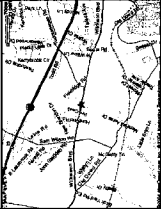
FOR PUBLIC HEARING  
 PETITION No. 2004-70

PETITIONER:  
 Lord Baltimore Properties  
 1900 EAST MOREHEAD STREET  
 CHARLOTTE, NORTH CAROLINA 28204

'BERRYHILL ROAD PROPERTY'  
 TECHNICAL DATA  
 ALTERNATIVE 1

SHEET 1 of 6  
 APRIL 26, 2004  
 REVISED JUNE 11, 2004 REVISED SEPT. 15, 2004





SEE ENLARGEMENT ON TECHNICAL DATA SHEET 2

NO TREES > 8" DBH EXIST IN 20' SETBACK AREA. MIN. REQ. PLANTING SHOWN.

MINIMUM BUFFER PLANTING TO BE LARGE EVERGREEN TREES PLANTED 20' TO 30' O.C. ALONG I-485

REGAL COMMUNITY LLC  
1447 PARKWAY  
DURHAM, NC 27704  
USE: WAREHOUSE

USE:  
CYBER INDUSTRIES, INC.  
1200 EAST MOREHEAD STREET  
CHARLOTTE, NC 28204  
PARCELS 02, 11, 21, 22, 23, 24  
USE: WAREHOUSE

8' WIDE PATH TO PAW CREEK  
(EXACT LOCATION SUBJECT  
TO CHANGE)

USE:  
CYBER INDUSTRIES, INC.  
1200 EAST MOREHEAD STREET  
CHARLOTTE, NC 28204  
PARCELS 02, 11, 21, 22, 23, 24  
USE: WAREHOUSE

GRAPHIC SCALE  
1" = 100' P.L.  
(1" IN FEET)

PETITIONER:  
**Lord Baltimore Properties**  
1200 EAST MOREHEAD STREET  
CHARLOTTE, NORTH CAROLINA 28204

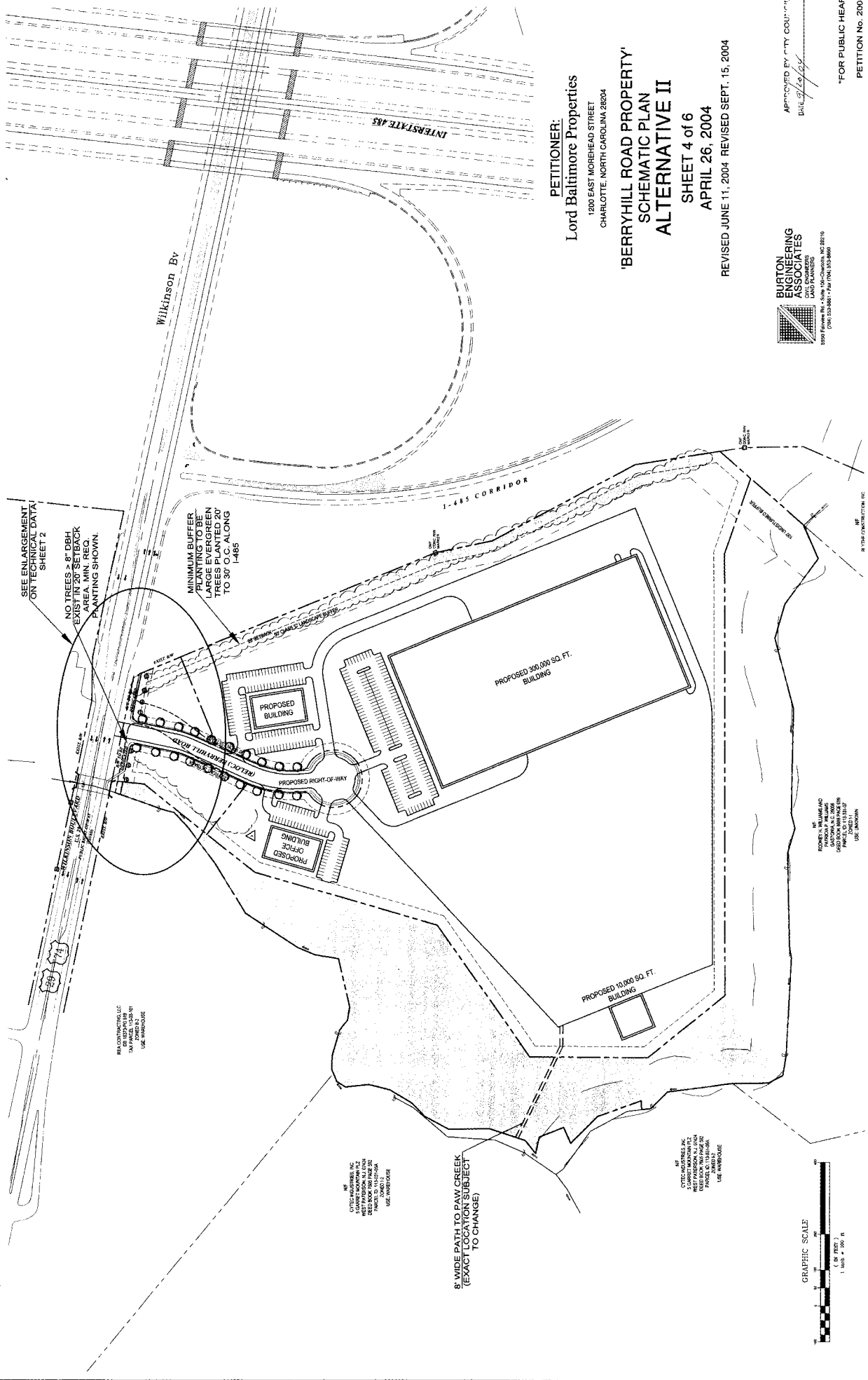
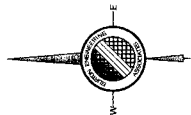
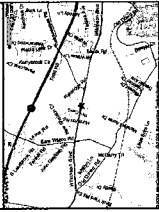
**'BERRYHILL ROAD PROPERTY'  
SCHEMATIC PLAN  
ALTERNATIVE I**

**SHEET 2 of 6**  
**APRIL 26, 2004**

REVISED JUNE 11, 2004 REVISED SEPT. 15, 2004







SEE ENLARGEMENT ON TECHNICAL DATA SHEET 2

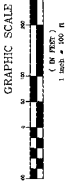
NO TREES > 8" DBH EXIST IN 20' SETBACK AREA. MIN. REQ. PLANTING SHOWN.

MINIMUM BUFFER PLANTING TO BE INSTALLED IN TREES PLANTED 20' TO 30' O.C. ALONG I-485

OTEC INDUSTRIES, INC. 10000 WILKINSON BLVD. SUITE 100 WILKINSON, NC 27675

8' WIDE PATH TO PAW CREEK (EXACT TO CHANGE)

CYTECH INDUSTRIES, INC. 10000 WILKINSON BLVD. SUITE 100 WILKINSON, NC 27675



PETITIONER: Lord Baltimore Properties 1200 EAST MOREHEAD STREET CHARLOTTE, NORTH CAROLINA 28204

'BERRYHILL ROAD PROPERTY' SCHEMATIC PLAN ALTERNATIVE II

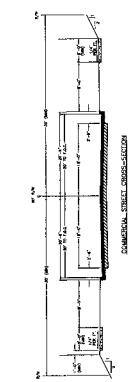
SHEET 4 of 6 APRIL 26, 2004

REVISED JUNE 11, 2004 REVISED SEPT. 15, 2004

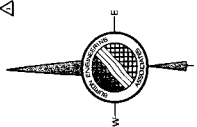


APPROVED BY CITY COUNCIL DATE 9/15/04

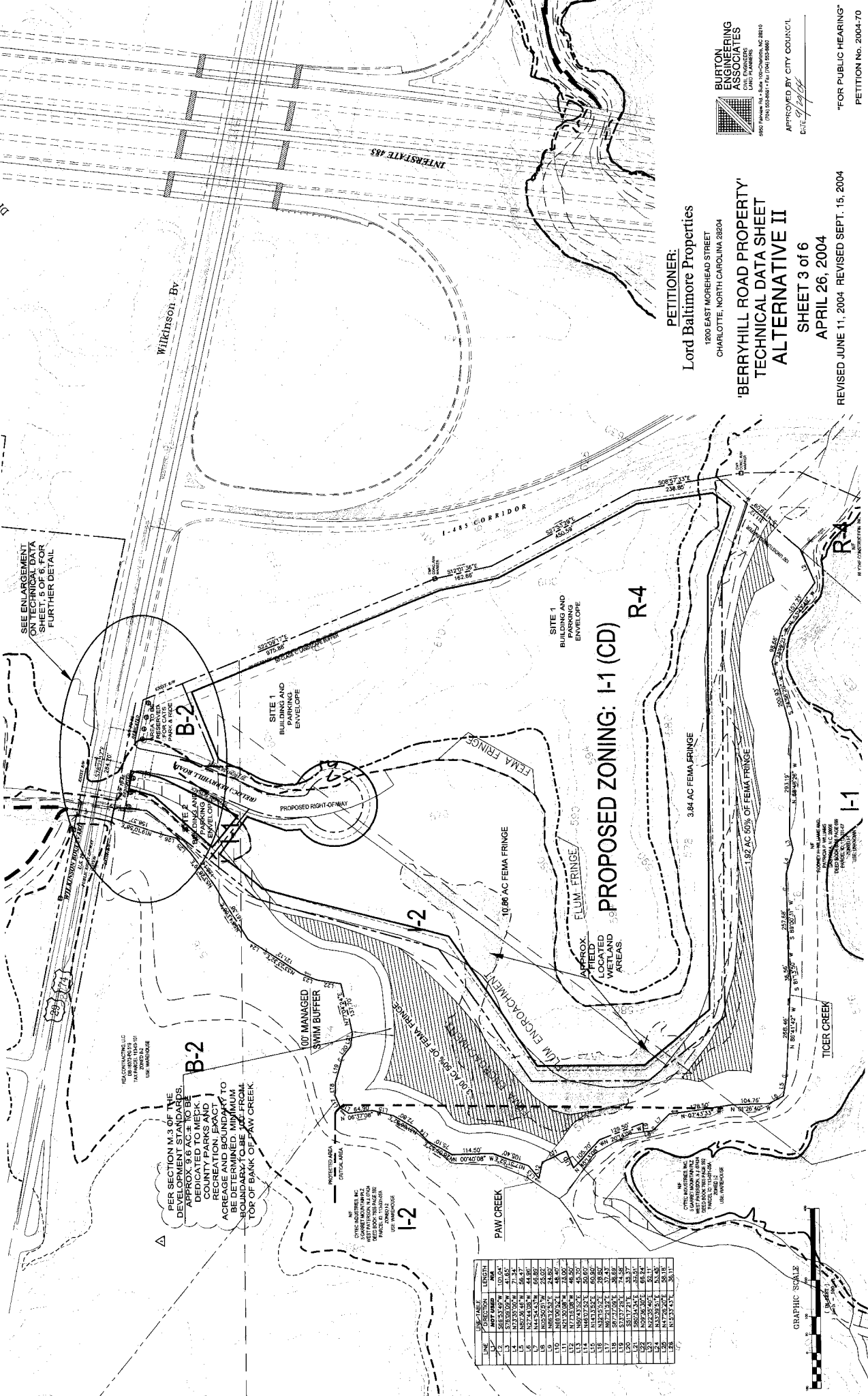
IN THIS JURISDICTION, INC. ROBERTA WILLIAMS AND GAYLOR A. JONES



**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 FLOOD PROTECTION FROM MECKLENBURG COUNTY ENVIRONMENTAL.  
 TO THE EXTENT POSSIBLE, THE DEVELOPER WILL INCORPORATE BIOTRETIN FACILITIES WITHIN PARKING AREAS TO SUPPLEMENT PROPOSED EXTENDED DETENTION FACILITIES ADJACENT TO THE CREEKS. BIOTRETIN FACILITIES LOCATED ADJACENT TO THE CREEKS.



**SITE DATA**  
 PROJECT NAME: BERRYHILL ROAD PROPERTY  
 TAX PARCELS: 113-031-09, 113-031-05, & 113-031-06. LOT SIZE: 57,800. ACRES  
 IMPERVIOUS COVERAGE (APBS) (HIGH DENSITY OPTION): CRITICAL AREA = 5.0 & 50% = 1.0 ACRE  
 PROPOSED AREA = 55,000 & 70% = 39.1 ACRES  
 TOTAL IMPERVIOUS AREA ALLOWED = 40.1 ACRES  
 VARIOUS REQUIREMENTS (BUILDINGS):  
 FRONT YARD SETBACK: 30 FT. FROM R/W. REAR YARD: 10 FT.  
 SIDE YARD: 4.5-5.0 FT. SIDE YARD (W/ 3.0 FT. SETBACK)  
 PROPOSED ZONING: B-2, I-1, I-2, and R-4 LLWPA/LLWCA  
 PROPOSED ZONING: I-1 (CD) LLWPA/LLWCA



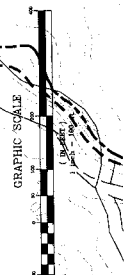
LINE	DESCRIPTION	LENGTH	AREA
L1	LOT 1	114.50'	1.00 AC
L2	LOT 2	114.50'	1.00 AC
L3	LOT 3	114.50'	1.00 AC
L4	LOT 4	114.50'	1.00 AC
L5	LOT 5	114.50'	1.00 AC
L6	LOT 6	114.50'	1.00 AC
L7	LOT 7	114.50'	1.00 AC
L8	LOT 8	114.50'	1.00 AC
L9	LOT 9	114.50'	1.00 AC
L10	LOT 10	114.50'	1.00 AC
L11	LOT 11	114.50'	1.00 AC
L12	LOT 12	114.50'	1.00 AC
L13	LOT 13	114.50'	1.00 AC
L14	LOT 14	114.50'	1.00 AC
L15	LOT 15	114.50'	1.00 AC
L16	LOT 16	114.50'	1.00 AC
L17	LOT 17	114.50'	1.00 AC
L18	LOT 18	114.50'	1.00 AC
L19	LOT 19	114.50'	1.00 AC
L20	LOT 20	114.50'	1.00 AC
L21	LOT 21	114.50'	1.00 AC
L22	LOT 22	114.50'	1.00 AC
L23	LOT 23	114.50'	1.00 AC
L24	LOT 24	114.50'	1.00 AC
L25	LOT 25	114.50'	1.00 AC
L26	LOT 26	114.50'	1.00 AC
L27	LOT 27	114.50'	1.00 AC
L28	LOT 28	114.50'	1.00 AC
L29	LOT 29	114.50'	1.00 AC
L30	LOT 30	114.50'	1.00 AC

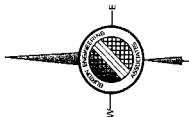
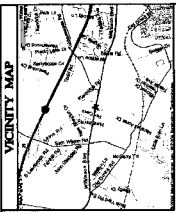
**PETITIONER:**  
 Lord Baltimore Properties  
 1200 EAST MOREHEAD STREET  
 CHARLOTTE, NORTH CAROLINA 28204  
**'BERRYHILL ROAD PROPERTY'**  
**TECHNICAL DATA SHEET**  
**ALTERNATIVE II**  
 SHEET 3 of 6  
 APRIL 26, 2004  
 REVISED JUNE 11, 2004 REVISED SEPT. 15, 2004



APPROVED BY CITY COUNCIL  
 DATE: 9/15/04

"FOR PUBLIC HEARING"  
 PETITION No. 2004-70

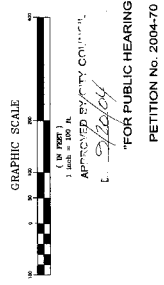




**PETITIONER:**  
**Lord Baltimore Properties**  
 1200 EAST MOREHEAD STREET  
 CHARLOTTE, NORTH CAROLINA 28204

**'BERRYHILL ROAD PROPERTY'  
 ROADWAY/AREA PLAN**  
**SHEET 6 of 6**  
**APRIL 26, 2004**

REVISED JUNE 11, 2004 REVISED SEPT. 15, 2004



**BURTON  
 ENGINEERING  
 ASSOCIATES**  
 CIVIL ENGINEERS  
 8800 SHELBY RD. - SUITE 100 CHARLOTTE, NC 28210  
 (704) 535-8811 • FAX (704) 535-8660

SEA CONSTRUCTION, LLC  
 1000 W. HARRIS BLVD.  
 SUITE 200  
 WILSON, NC 27157

APPROX. 6.6 AC. TO  
 BE DEDICATED TO  
 MECK COUNTY  
 PARKS AND  
 RECREATION (P&R)  
 USE. THIS AREA WILL  
 BE CONSIDERED  
 WITHIN THE BOUNDARY  
 OF THE 100' FIRM TOP  
 OF THE BANKS OF THE  
 WILSON RIVER.

PROPOSED FIRM  
 CRITICAL AREA

IF  
 CONSTRUCTION OF  
 THIS PROJECT IS  
 PROPOSED, THE  
 PROJECT SHALL  
 BE SUBJECT TO  
 THE WILSON RIVER  
 FIRM CRITICAL AREA  
 REGULATIONS.

IF  
 CONSTRUCTION OF  
 THIS PROJECT IS  
 PROPOSED, THE  
 PROJECT SHALL  
 BE SUBJECT TO  
 THE WILSON RIVER  
 FIRM CRITICAL AREA  
 REGULATIONS.

PROPERTY IN WILSON RIVER  
 FIRM CRITICAL AREA  
 REGULATIONS  
 PARCELS 11-11-01-001  
 THROUGH 11-11-01-005  
 100' FIRM TOP

IN THE JURISDICTION OF