

VICINITY MAP NTS

**Berewick Master Planned Community Development Notes**

This petition proposes the addition of 1.7 acres to the existing Berewick Business Park District identified as BP Parcel C North on the previous rezoning petition (Petition # 2006-78). The Master Plan has been developed to further the objectives of the adopted Westside Strategic Plan and the Dixie-Berryhill Plan.

1. Development of the site will be controlled by the standards depicted on this site plan, the previous Berewick rezoning petition (2006-78), and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This proposal is intended to enable the development of a master planned community composed of employment and office uses interconnected with open space, pedestrian, and vehicular linkages.
2. The site may be developed for any use allowed in the BP district as allowed by the ordinance in accordance with the standards of those districts and the restrictions of this site plan as noted below. The Petitioner will construct a mixed-use development in general conformity with the schematic plan that will include portions of the New Dixie River Rd. to be constructed within the site. Further, the Petitioner will provide pedestrian connections within the site to other site elements and uses and to public sidewalks, balancing the need for vehicular as well as pedestrian access.
3. Buffer areas and project edges will be developed in accordance with the requirements of Sect. 12.302 and Sect. 9.805(7)(c) respectively. Required buffers and project edges on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers or project edges are no longer required.
4. Any detached lighting on the site will be limited to 30 feet in height and be fully shielded. No wall packs will be installed on buildings within the site on any walls that are adjacent to residentially zoned land or public street rights-of-way but architectural lighting on the buildings will be permitted. Where wall pack type lighting is used, it must utilize light fixtures that direct the light downward into the site.
5. Signage will be permitted in accordance with applicable Zoning standards. Signage for the site will be designed as part of a master signage package to ensure a uniform appearance and compatibility throughout the site. No freestanding pole signs will be permitted. Ground mounted signs may be utilized to identify the project and tenants within the project.
6. Parking will be provided which will meet or exceed the standards of the Zoning ordinance. Parking areas to serve uses on the site will be sited generally toward the center of development sites so that buildings may orient to either internal or external streets.
7. The Petitioner will, through the subdivision and site development process, develop a series of interconnections between various components of the overall site that will provide for increased connectivity within and through the development. However, the Petitioner reserves the right to develop such connections in a fashion that will not be overly costly (such as stream crossings) or that will not be disruptive to the development. The Petitioner will provide stub street connections to adjoining tracts where the anticipated uses are expected to be complimentary to the uses on the Petitioner's site. Any such connections will be reviewed at the time of subdivision or building permit review under the provisions of the Subdivision Ordinance relating to such connections.
8. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
9. The Petitioner will comply with the Lower Lake Wylie Watershed regulations. In accordance with watershed regulations, the Petitioner reserves the right to utilize either or both of the low density and/or the high-density watershed development standards. Further, the Petitioner reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, and related facilities. In addition to compliance with the Lower Lake Wylie Watershed regulations, compliance with the Berewick Master Stormwater Management Concept Plan dated 11/12/2003 is included by reference. Additionally, the Petitioner accepts the responsibility for revising the current Drainage Area Delineation/Impervious Area Tracking Map and Impervious Area Projections to account for the changes in the Berewick Project limits and land use. The Petitioner also acknowledges his responsibility to comply with the current USACOE 404 Permits and NCDENR 401 certifications which prohibits any more than 5% of the actual impervious developed within the Berewick Project limits as defined with Petition Nos. 2001-030 (City) and 2001-006(C) (County), along with the revised Berewick Project Limits as amended by is Petition. The various regulatory authorities will have jurisdiction over their respective areas of control.
10. All dumpsters on the site will be screened with a solid enclosure with gates.
11. A pedestrian and bicycle network to connect the various elements within the site will be developed as the various site elements are constructed. Linkages will be established to connect buildings and uses on the site to this pedestrian network.
12. Within the Business Park portion of the site, front loaded buildings will not be permitted and the arrangement of the uses on these sites will locate office uses or the office portion of mixed-use buildings will be oriented toward the street. The area of the site designated as BP that lies south of Dixie River Rd. will be restricted from use for bulk warehouse uses. The total development that will be permitted within both the BP area included within this Petition (labeled as Business Park South on the site plan) and the BP area north of Dixie River Rd. (labeled as Business Park North on the site plan) will be limited to a total of 375,000 sq. ft. building area. The Petitioner will be responsible for allocating that building area within these BP areas and for maintaining records of that allocation.
13. The Petitioner will comply with the Lower Lake Wylie Watershed regulations. In accordance with watershed regulations, the Petitioner reserves the right to utilize either or both of the low density and/or the high-density watershed development standards. Further, the Petitioner reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, and related facilities. In addition to compliance with the Lower Lake Wylie Watershed regulations, compliance with the Berewick Master Stormwater Management Concept Plan dated 11/12/2003 is included by reference. Additionally, the Petitioner accepts the responsibility for revising the current Drainage Area Delineation/Impervious Area Tracking Map and Impervious Area Projections to account for the changes in the Berewick Project limits and land use. The Petitioner also acknowledges his responsibility to comply with the current USACOE 404 Permits and NCDENR 401 certifications which prohibits any more than 5% of the actual impervious developed within the Berewick Project limits as defined with Petition Nos. 2001-030 (City) and 2001-006(C) (County), along with the revised Berewick Project Limits as amended by is Petition. The various regulatory authorities will have jurisdiction over their respective areas of control.
14. Reasonable efforts shall be made to limit the size of development areas, excluding road, utility, and stormwater control construction areas, to be exposed at any one time and also to limit the exposure to the shortest feasible time. The plans shall specifically identify techniques to be used to prevent potential sedimentation loss associated with larger disturbed areas.
15. The Petitioner agrees to work with CDOT to develop a cross section that includes a minimum of 8 ft planning strip from the back of the curb to the sidewalk and a 6' sidewalk on Dixie River Rd.
16. The Petitioner will submit individual site layouts to the Planning Department staff for review for compliance with this plan and the general development policies.
17. 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.
18. 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.
19. Access points shown on the Technical Data Sheets in operation, type, number or location are subject to further review and approval by CDOT and/or NCDOT. Vehicular access shall be as generally depicted on the Technical Data Sheet.
20. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
21. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers etc.) within a proposed /existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

June 8, 2007, Add new parcel to Business Park Parcel 'C' North, 11  
September 14, 2007, revision per staff comments

**BUSINESS PARK PARCEL 'C' NORTH**  
TOTAL AREA: ±21.7 AC  
EXISTING ZONING: BP  
PROPOSED USES: TOTAL BUSINESS PARK S.F.: 375,000  
- TO BE ALLOCATED BETWEEN PARCEL 'C' SOUTH  
AND ANY EXISTING BUSINESS PARK PARCEL TO BE KNOWN  
AS BUSINESS PARK PARCEL 'C' NORTH  
BUSINESS/PARK USES EXCLUDE BULK WAREHOUSING  
FOR BUS. PARK SOUTH ONLY.

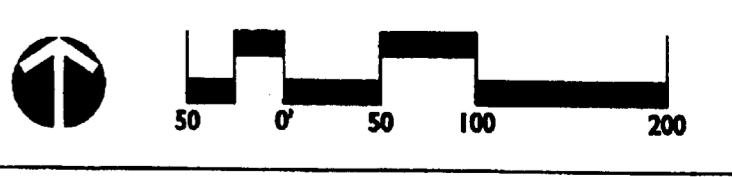
EXISTING ZONING: R-3

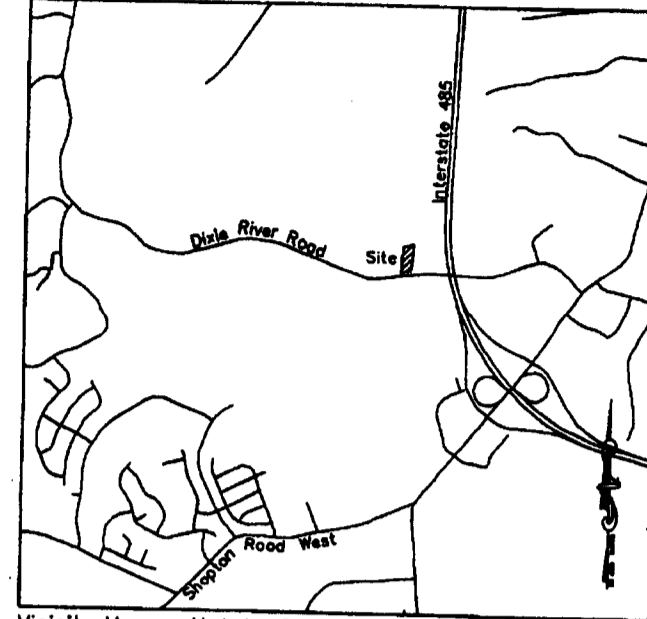
**BUSINESS PARK PARCEL 'C' NORTH**  
TOTAL AREA: ±1.7 AC  
EXISTING ZONING: R-3  
PROPOSED ZONING: BP-CD  
PROPOSED USES: \*SEE PARCEL 'C' SOUTH  
- NO ADDITIONAL SQUARE FOOTAGE WILL BE  
ADDED TO THIS PARCEL

FOR PUBLIC HEARING  
PETITION#: 2007-121  
CITY OF CHARLOTTE  
PETITIONER: DIXIE RIVER  
LAND CO, LLC

**ROAD LEGEND**  
← PRIVATE ROAD ACCESS  
(FM) FULL MOVEMENT ACCESS

APPROVED BY  
CITY COUNCIL  
NOV 19 2007





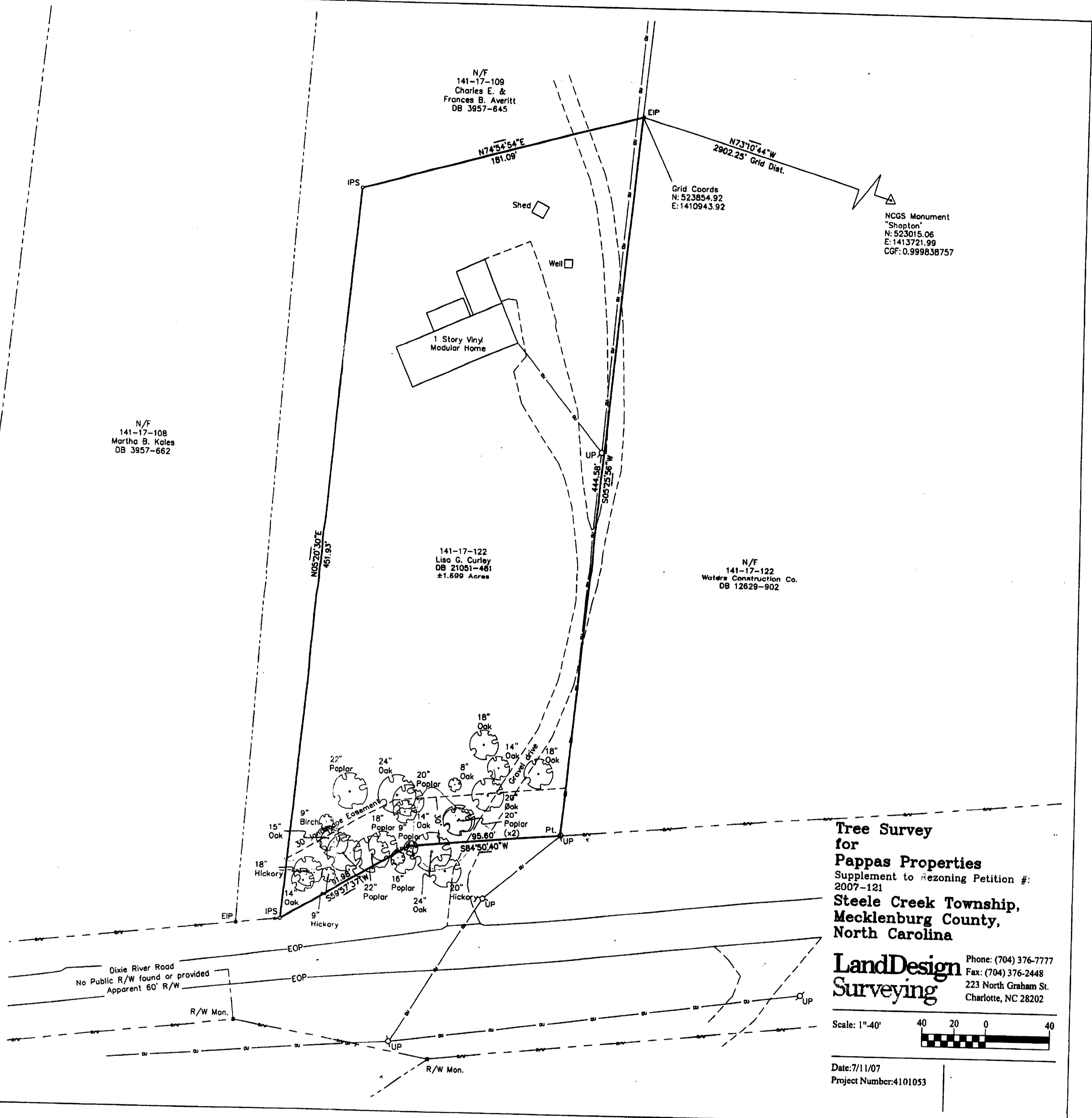
Vicinity Map - Not to Scale

- Legend**
- EIP Existing Iron Pin
  - IPS Iron Pin Set (#5 Rebar)
  - CM Concrete Monument
  - PT Calculated Point
  - Utility Pole
  - Light Pole
  - Overhead Utility
  - Edge of Pavement
  - - - R/W Right-of-Way
  - N/F Now or Formerly
  - CGF Combined Grid Factor



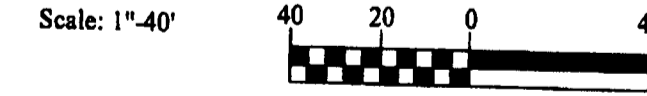
**Notes:**

1. Deed Reference(s) - DB 21051-461
2. Tax Parcel ID - 14117110
3. Current Owner - Lisa G. Curley
4. All bearings are NC Grid bearings.
5. All distances are shown horizontal.
6. Grid distance = Horizontal distance x Combined Grid Factor (0.999836757)
7. Area = ±1.699 Acres
8. Areas have been determined by coordinate computation.
9. Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
10. Zoning - R-3
11. This property is not located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development. Reference Community Panel Number: 3701590203E Dated: 02/04/04
12. This survey was performed without benefit of a Title Commitment Report. LandDesign Surveying, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
13. The North Carolina Grid Coordinates shown on this map were derived by static differential GPS observations using Trimble 4700 Receivers and processed using Online Positioning User Service.



**Tree Survey for Pappas Properties**  
 Supplement to rezoning Petition #: 2007-121  
**Steele Creek Township, Mecklenburg County, North Carolina**

**LandDesign Surveying**  
 Phone: (704) 376-7777  
 Fax: (704) 376-2448  
 223 North Graham St.  
 Charlotte, NC 28202



Date: 7/11/07  
 Project Number: 4101053