

LINE	LENGTH	BEARING
L1	43.85	S26°02'10"E
L2	45.26	S39°45'50"E
L3	21.31	S26°13'50"E
L4	58.19	S19°24'30"W
L5	82.50	S22°23'40"W
L6	51.59	S30°45'00"W
L7	104.34	S41°24'10"W
L8	82.68	S51°08'30"W

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	59.38	754.26	59.37	N46°59'04"W
C2	300.62	754.26	298.64	N33°18'40"W
C3	189.91	754.26	189.41	N14°40'48"W

**REZONING PETITION NO. 2009-063 NOTES:**

**DEVELOPMENT DATA:**  
 TAX PARCEL NUMBERS: 03910203 & 03910204  
 ACREAGE: 14.17 ACRES  
 EXISTING ZONING: I-1/2  
 PROPOSED ZONING: I-2 (CD)  
 MINIMUM SETBACK: 20 FEET  
 MINIMUM SIDE YARD: 0 OR 5 FEET  
 REAR YARD: 10 FEET

**DEVELOPMENT NOTES:**

**BINDING EFFECT OF THE REZONING REQUESTS**  
 1. SHOULD THE REZONING REQUEST BE APPROVED BY CITY COUNCIL, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THIS SITE ARE IMPOSED UNDER THE DEVELOPMENT NOTES AND TECHNICAL DATA SHEET, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ZONING ORDINANCE, BE BINDING UPON THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR SUCCESSORS IN INTEREST AND ASSIGNS.

2. THROUGHOUT THE DEVELOPMENT NOTES, THE TERM PETITIONER AND OWNER SHALL INCLUDE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR OWNER OF THE SITE WHO MAY BE INVOLVED IN FUTURE DEVELOPMENT THEREOF.

**GENERAL PROVISION**

- UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR DEVELOPMENT NOTES, ALL REQUIREMENTS UNDER THE ZONING ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL BE FOLLOWED.
- ANY JURISDICTION 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.
- A CONDITION OF THIS REZONING PLAN LIMITS DEVELOPMENT TO THE 100' S.W.I.M. BUFFER ON LOTS 9 & 10 ALONG WITH OTHER APPLICABLE ZONING REGULATIONS.
- LIMIT FREE STANDING LIGHT FIXTURES TO A MAXIMUM OF 30 FEET WITH FULL CUT-OFF FIXTURES.
- MAXIMUM BUILDING AREA FOR COMBINED LOTS OF 9 & 10 IS 55,500 SQ.FT.

**FUTURE GREENWAY DEDICATION**

1. IN THE EVENT THAT THE MECKLENBURG COUNTY PARK AND RECREATION DEPARTMENT DEVELOPS THE PROPOSED STEWART CREEK GREENWAY, OWNER AGREES, UPON THE REQUEST OF THE COUNTY, TO DEDICATE LAND WITHIN THE 100' S.W.I.M. BUFFER TO THE COUNTY FOR GREENWAY PURPOSES.

**CLASS "A" BUFFER**

1. A CLASS "A" BUFFER SHALL BE MAINTAINED ALONG THE ADJOINING RESIDENTIAL PROPERTY IN ACCORD WITH THE REQUIREMENTS SET FORTH IN TABLE 12.302(B) OF THE ZONING ORDINANCE.  
 (100' BUFFER WITH 12 TREES & 60 BUSHES PER 100')  
 NOTE: ALTERNATIVE CLASS A BUFFER PER SECT. 12.304 SHOWN ON LOT 10.  
 NOTE: THIS PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF SECTION 12.302(13) WHICH STATES THAT CLASS "A" BUFFERS CAN BE WAIVED IN THE EVENT OF A GREENWAY DEDICATION.

**NEGOTIATED BUFFER ALONG EXISTING TOP OF SLOPE**

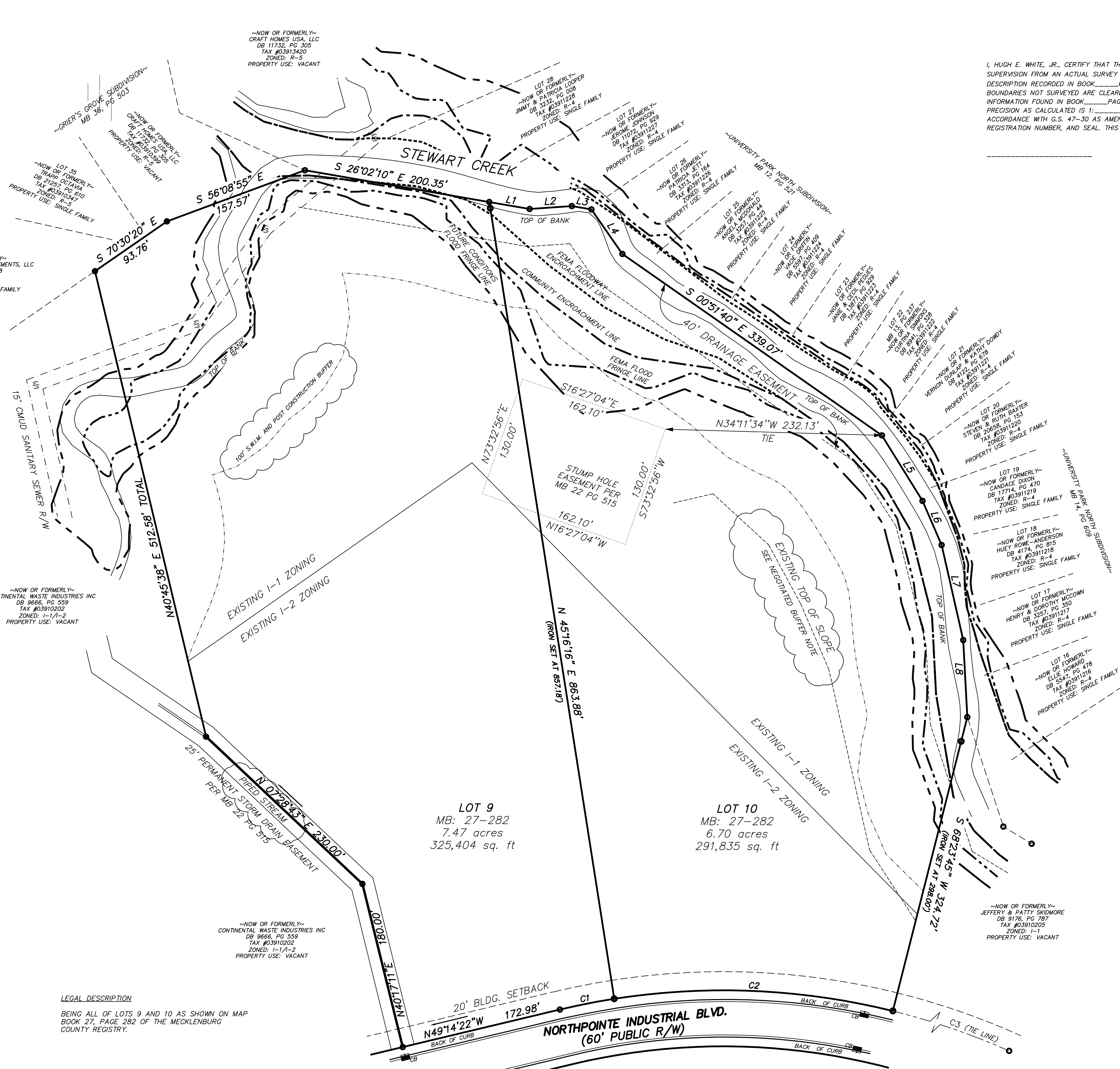
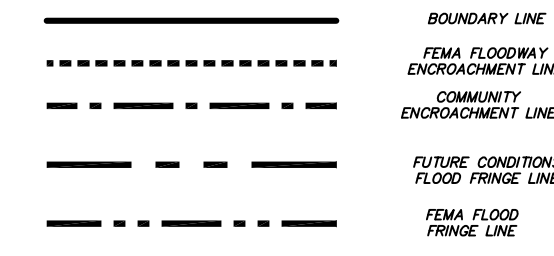
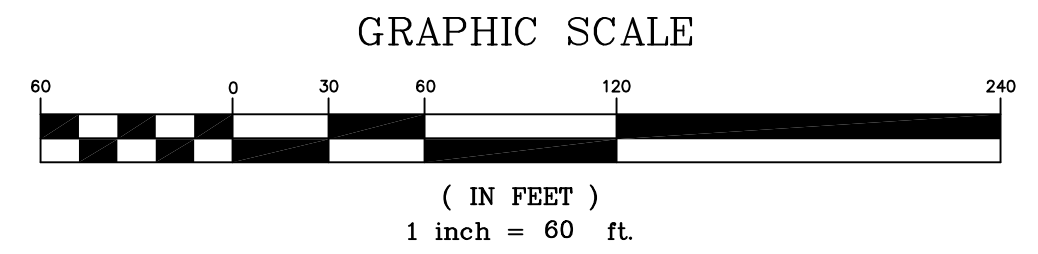
PETITIONER HAS NEGOTIATED WITH ADJOINING PROPERTY OWNERS TO INSTALL AND MAINTAIN AN EVERGREEN BUFFER CONSISTING OF LIGUSTRUM AND CEDARS ALONG THE EXISTING TOP OF SLOPE SHOWN ON LOT 10. THIS BUFFER IS NOT REQUIRED BY ORDINANCE BUT IS A CONDITION OF REZONING AND WILL CONTINUE TO BE MAINTAINED AFTER A GREENWAY DEDICATION.

**USES**

1. THE SITE MAY BE DEVELOPED FOR USE AS A TRANSPORTATION OFFICE AND PARKING FACILITY PLUS ALL I-2 USES AS PERMITTED UNDER THE ZONING ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS, ALONG WITH ACCESSORY USES EXCEPT FOR THE FOLLOWING USES WHICH SHALL NOT BE PERMITTED:

- AMUSEMENT, COMMERCIAL OUTDOORS.
- HELIPORTS AND HELISTOPS, LIMITED.
- HELIPORTS AND HELISTOPS, UNLIMITED.
- HIGHWAY AND RAILROAD RIGHTS-OF-WAY.
- POWER GENERATION PLANTS.
- RAILROAD FREIGHT YARDS, REPAIR SHOPS AND MARSHALING YARDS.
- RESTAURANTS, DRIVE-IN SERVICES.
- THEATERS, MOTION PICTURE.
- THEATERS, DRIVE-IN MOTION PICTURE.
- ADULT CARE CENTER
- ADULT ESTABLISHMENTS
- ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET
- CEMETERIES
- CHILD CARE CENTERS
- COMMERCIAL ROOMING HOUSES
- CONSTRUCTION AND DEMOLITION (C & D) LANDFILLS
- DEMOLITION LANDFILLS
- FOUNDRIES
- JAILS AND PRISONS
- JUNKYARDS
- KENNELS, COMMERCIAL
- LAND CLEARING AND INERT DEBRIS LANDFILLS (LCD): OFF-SITE
- LUMBER MILLS
- MEDICAL WASTE DISPOSAL FACILITIES
- NIGHTCLUBS, BARS AND LOUNGES, UP TO 70,000 SQUARE FEET IN I-1 AND UP TO 25,000 SQUARE FEET IN I-2
- QUARRIES
- RACEWAYS AND DRAGSTRIPS
- SANITARY LANDFILLS
- SOLID WASTE TRANSFER STATIONS
- STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS
- UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES

**LEGAL DESCRIPTION**  
 BEING ALL OF LOTS 9 AND 10 AS SHOWN ON MAP BOOK 27, PAGE 282 OF THE MECKLENBURG COUNTY REGISTRY.



I, HUGH E. WHITE, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:\_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NCRLS #L-2646

DATE	REVISIONS	REVISIONS PER COMMENTS
8/15/09		

**CAROLINA SURVEYORS, INC.**  
 P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267  
 HUGH E. WHITE, JR., NCRLS & SCRLS 889 - 7601  
 CERTIFICATE OF AUTHORIZATION N.C.G.-1242 5C1886

**FOR PUBLIC HEARING PETITION #2009-063**  
**LOTS 9 & 10**  
**NORTH POINTE BUSINESS PARK**  
**SURVEYED FOR: YARBROUGH REALTY AND MANAGEMENT SERVICE, INC.**  
**AREA: 14.17 AC.**  
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

**SURVEY NOTES:**

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- DEED REFERENCE: DB 5593 PG 100.
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA REGULATED FLOOD HAZARD AREA - PER FIRM COMMUNITY PANEL 3710454600L EFFECTIVE MARCH 3, 2009; FLOODLINES LOCATED BY N.C. STATE PLANE COORDINATES (NAD83 COR596) AND MECKLENBURG COUNTY AVAILABLE DIGITAL DATA
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
- ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
- MECKLENBURG COUNTY HAS DESIGNATED SWIM BUFFER AND POST CONSTRUCTION ALONG STEWART CREEK, HOWEVER THE PARCEL WAS CREATED PRIOR TO ADOPTION OF THE ORDINANCE.