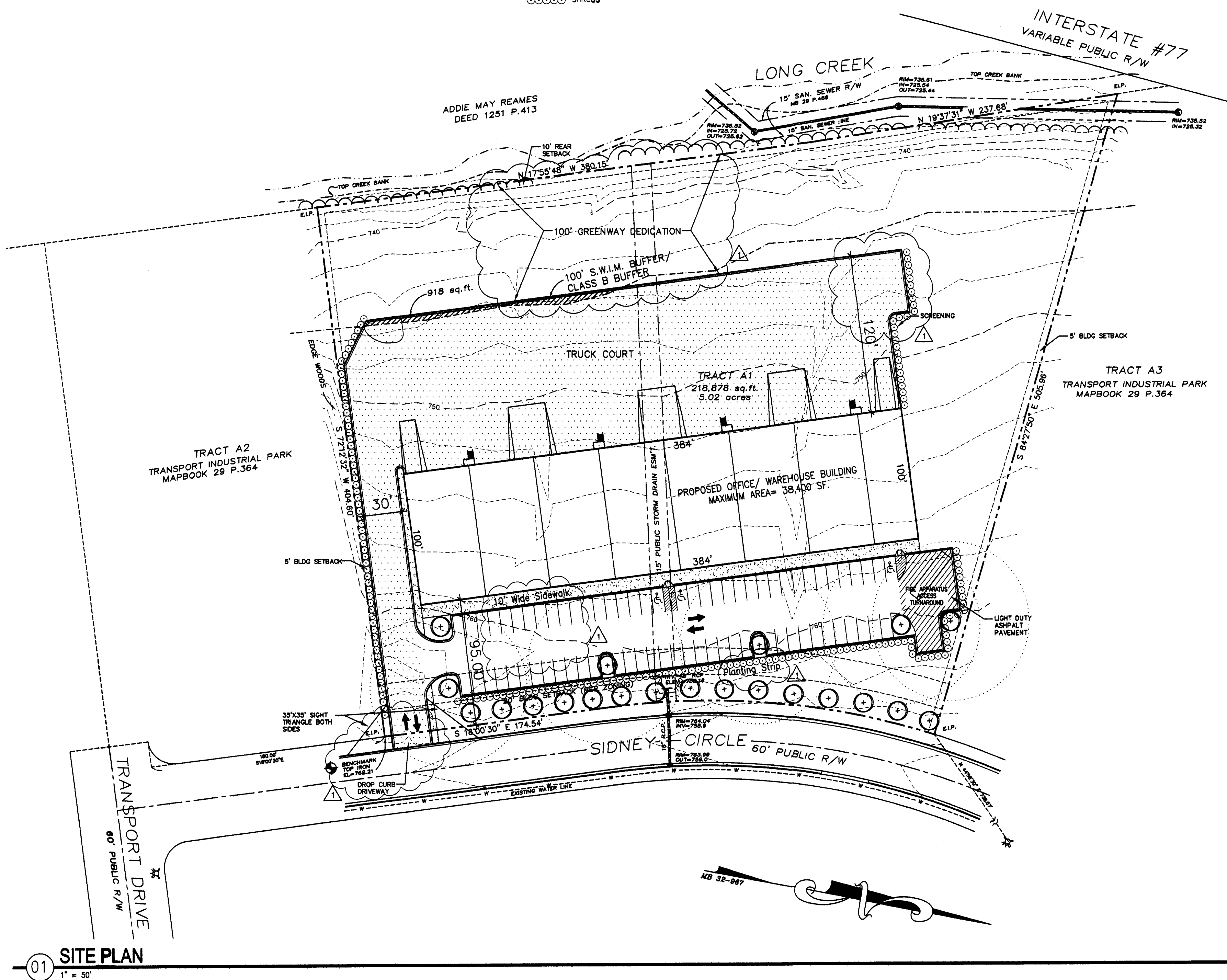


SYMBOL LEGEND	
	POWER POLE (P.P.)
	WATER VALVE
	SEWER MAN HOLE
	DRAINAGE MAN HOLE
	FIRE HYDRANT
	FIRE INLET
	ELECTRIC LINE
	REINFORCED CONC. PIPE
	WATER METER
	U.G. PIPE
	BENCHMARK
	FLOW DIRECTION
	NEW IRON PIN (3 REBAR)
	EXISTING IRON PIN

LEGEND	
	SETBACK/BUFFER LINE
	PROPOSED CONC. SIDEWALK
	PROPOSED CURB & GUTTER
	HEAVY DUTY ASPHALT PAVING
	LARGE MATURING TREE
	SHRUBS

General Notes

- Boundary survey by Jack R. Christian & Associates- Surveying, dated September 10, 2004.
- Building footprint from architectural plans by Urban Architectural Group, John R. Urban, AIA, registered Architect. (704-841-1899)
- City Inspector shall be given 48 hours advance notice prior to beginning of construction.
- The location of the subject property has been checked against area FEMA/FIRM maps, and it has been determined that it is NOT located in a special flood hazard area.
- Grading more than one acre without an approved Erosion Control Plan is a violation of the City Erosion Control Ordinance and is subject to a fine.
- Uses on the site shall be limited to the following: office, warehouse, parking and storage, and related accessory uses.
- The project shall comply with all storm water requirements established by the City of Charlotte Engineering Department.
- Maximum building area allowed for this project is 38,400 square feet to be located within the limits of development shown on the plan. The remainder of this area shall be used for vehicular storage and parking, and accessory uses to any proposed buildings.
- Project shall comply with all requirements of the Charlotte Tree Ordinance. All required screening shall also be provided.
- In order to ensure proper drainage, keep a minimum of 0.5% slope on all curb within public street rights-of-way.
- Provide handicap ramp curb depressions at street intersections per CMLDS standard detail 10.33, latest revision.
- Concrete Dumpster Pad to be 6" thick concrete slab with 6"x6" 10/10 wmm over 6" CABC. Provide control joint at maximum 12' spacing.
- Dumpster to be provided by individual tenants.
- Non-standard items (i.e. pavers, irrigation system, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Charlotte Department of Transportation before installation.
- Construction of the following items shall be in accordance with the following Charlotte Land Development Standard (CMLDS) details:
 - 10.31A Accessible handicap ramp
 - 50.10A Accessible parking and signage standards
 - 50.10B Supplemental accessible ramp
- Right-of-way equal to 30' from the centerline of Sidney Circle shall be dedicated to the Charlotte Department of Transportation prior to occupancy of the building.
- Bill boards will not be allowed on the property.
- Lights will be fully shielded. Only shielded wall pack lighting shall be used when facing improved properties. Down lighting is acceptable.
- 100 Foot greenway dedication of the S.W.I.M. buffer for greenway to be provided along the west side of the property. Supplement existing vegetation in the S.W.I.M. buffer area to meet the standard of a Class B Buffer.



REZONING PETITION NOTES:

Storm Water Quantity Control

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the existing drainage system(s) down to the culvert at I-77, 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.

Storm Water Quality Treatment

For projects with defined watershed greater than 24% built-up area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environmental and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Volume and Peak Control

For projects with defined watershed greater than 24% built-up area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hr storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

Stream Buffers

The S.W.I.M. Stream Buffer requirements apply described in the City of Charlotte Zoning Ordinance, Chapter 12. In addition, intermittent and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology and shall be shown in the site plan submittal along with all buffer areas.

All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.

All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland.

Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland.

All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).

Zoning Code Summary

PROJECT NAME: Silver Northlake Industrial Site
OWNER: Silver Investments Limited, PHONE: 704-364-8881
SITE PLANS PREPARED BY: Urban Architectural Group, PA, PHONE: 704-841-1899
ZONING: Existing- JURISDICTION: City of Charlotte
ZONING: Proposed- I-2 (CO) A
TAX ID NO: 0021211
PROPOSED USE: Warehouse/Industrial
MAX. BUILDING HEIGHT: 40 ft.
EXISTING BUILDING COVERAGE: 0 s.f.
NEW BUILDING COVERAGE: 38,400 s.f.
OFFICE SPACE ALLOCATION: 2,680 s.f.
SITE AREA FROM SURVEY: 5.02 AC.
MINIMUM OPEN SPACE: 2 AC.
NUMBER OF UNITS/SUITS: 7
YARD REQUIREMENTS:
SETBACK (FRONT): 20 ft.
SIDE YARD (N): 5 ft.
SIDE YARD (S): 5 ft.
REAR YARD (W): 10 ft.
PAVEMENT COVERAGE: 78,043 s.f.
GROSS IMPERVIOUS AREA: 120,283 s.f.
PARKING DATA:
PER ZONING ORD. SECTION 12.202 FOR INDUSTRIAL (WAREHOUSE) USE
MINIMUM REQUIRED SPACES IS AS FOLLOWS: 25 SPACE PER 1000 SF WAREHOUSE
SPACE: 1 SPACE PER 400 SF OFFICE SPACE
REQUIRED: 28 PROVIDED: 72 Accessible: 3 COMPACT: 0
CARPOOL: 0 LOADING SPACES: 0

Developer

Silver Investments Limited
4425 Randolph Road, Suite 321
Charlotte, North Carolina 28211
Phone: 704-364-8881



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REVISIONS:
May 23, 2006 Rezoning Comments

FOR PUBLIC HEARING
SITE PLAN
Rezoning Petition Number 2006-47

Silver Northlake
Charlotte, North Carolina

May 8, 2006
UAG- 2820

RZ-1
SHEET 1 OF 1

2006-47