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2006-103

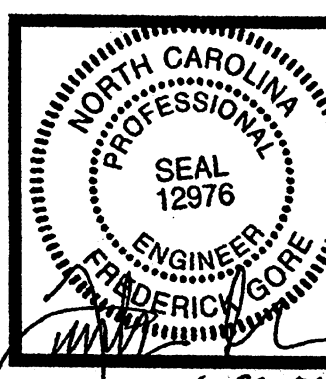
Civiltek Associates
Engineering Planning Surveying
1318 E8 Central Ave.
Charlotte, NC 28205
(704) 332-9004

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Conditional Site Plan Rezoning Petition
for
PERFORMANCE ROAD, LP
Paw Creek Township,
Mecklenburg County, North Carolina

For Public Hearing - Petition Number 2006-103

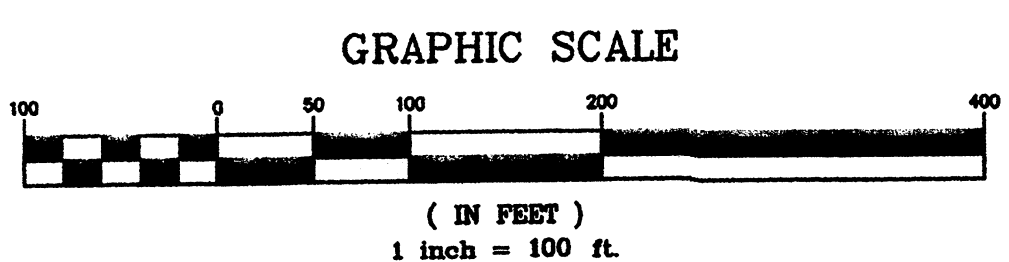
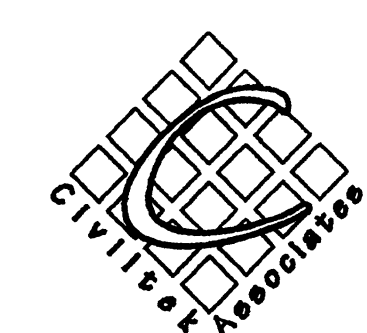
Revisions:
1. Addendum (Beltway Blvd.)
2. Addendum (Notes & Petition N°)



Drawn by:
MBG
Approved by:
F.I.G.
Date:
02/03/2005
Job name:
Performance

Scale:
1" = 100' (H)
(V)

Sheet No.
1 of 1



Storm Water Quantity Control

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) 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 watersheds greater than 24% built-upon 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 Environment 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 watersheds greater than 24% built-upon 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 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-hour 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.

S.W.M.M. Buffer

When applicable, the S.W.I.M. Stream Buffer requirements shall be applied as 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).

The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

LEGAL DESCRIPTION

Beginning at a point bearing N 89-35-12 W, 811.82 feet from the northeast property corner of the Beltway Business Park, thence with the following courses:
N 88-06-02 W, 320.04 feet to a point;
S 47-54-53 W, 236.54 feet to a point;
S 29-32-31 W, 228.48 feet to a point in the northerly property line of the Beltway Business Park; thence with said property line the following courses:
N 52-43-26 E, 15.00 feet to a point;
N 86-10-41 E, 527.76 feet to a point;
N 12-56-59 E, 310.34 feet to the point of beginning containing 3.33 acres, more or less.

CONDITIONAL NOTES:

- All access to this parcel will be through the adjoining "Beltway Business Park". All adjoining properties are zoned residential so no connection is proposed or will be allowed through this property.
- A 100 foot wide, undisturbed, Class "A" buffer is proposed along the outside boundary of this parcel to tie in to the existing 100-foot buffer provided on the Beltway Business Park. If the existing vegetation within this buffer area is not sufficient to meet Class "A" standards, supplemental plantings will be provided to comply. This buffer will be eliminated in any areas where adjoining properties are no longer used or zoned for residential purposes. The 100-foot buffer on this site will not be reduced.
- Storm water detention and water quality control BMPs will be provided for these parcels within the existing "Beltway Business Park" in accordance with all current ordinances. No storm water structures or BMPs will be located within any buffer area.
- The proposed uses on this property are those allowed under the I-1 zoning classification of the latest edition of the Charlotte Zoning Ordinance. However, any manufacturing, assembly and/or repair can be done only within an enclosed building; no use involving outdoor manufacturing or assembly will be allowed.
- Maximum height of any detached lighting = 40 feet
- Maximum building height = 60 feet
- Site Acreage = 3.33 Acres; THIS SITE TO HAVE A MINIMUM 17.5% TREE SAVE
Existing Zoning: R-3 LW-PA
Proposed Zoning: I-1(CD) LW-PA

FOR PUBLIC HEARING PET. # 2006-103