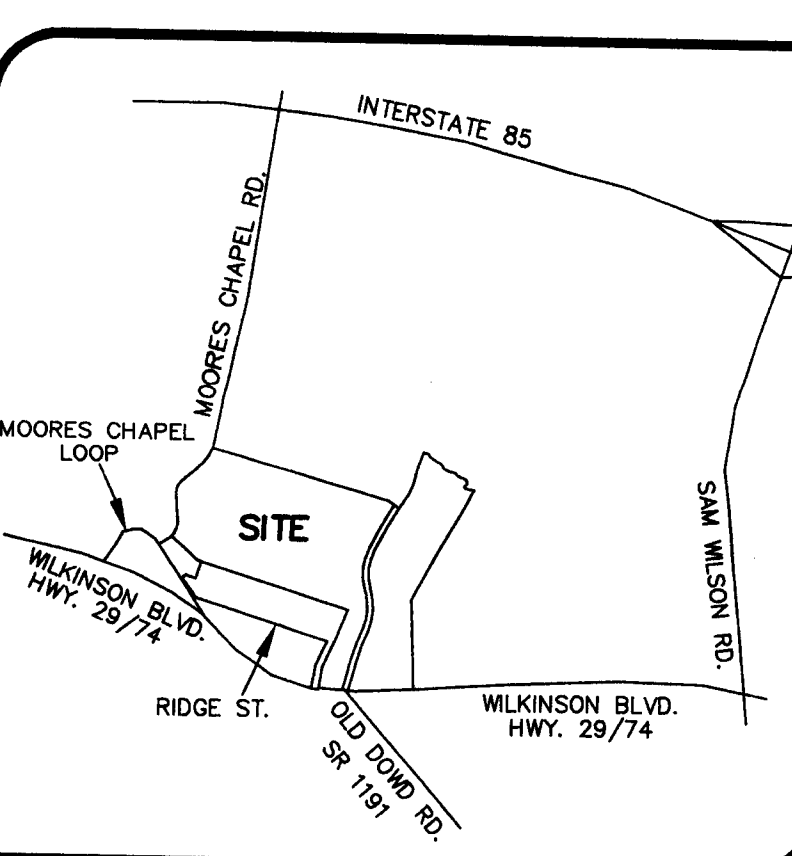
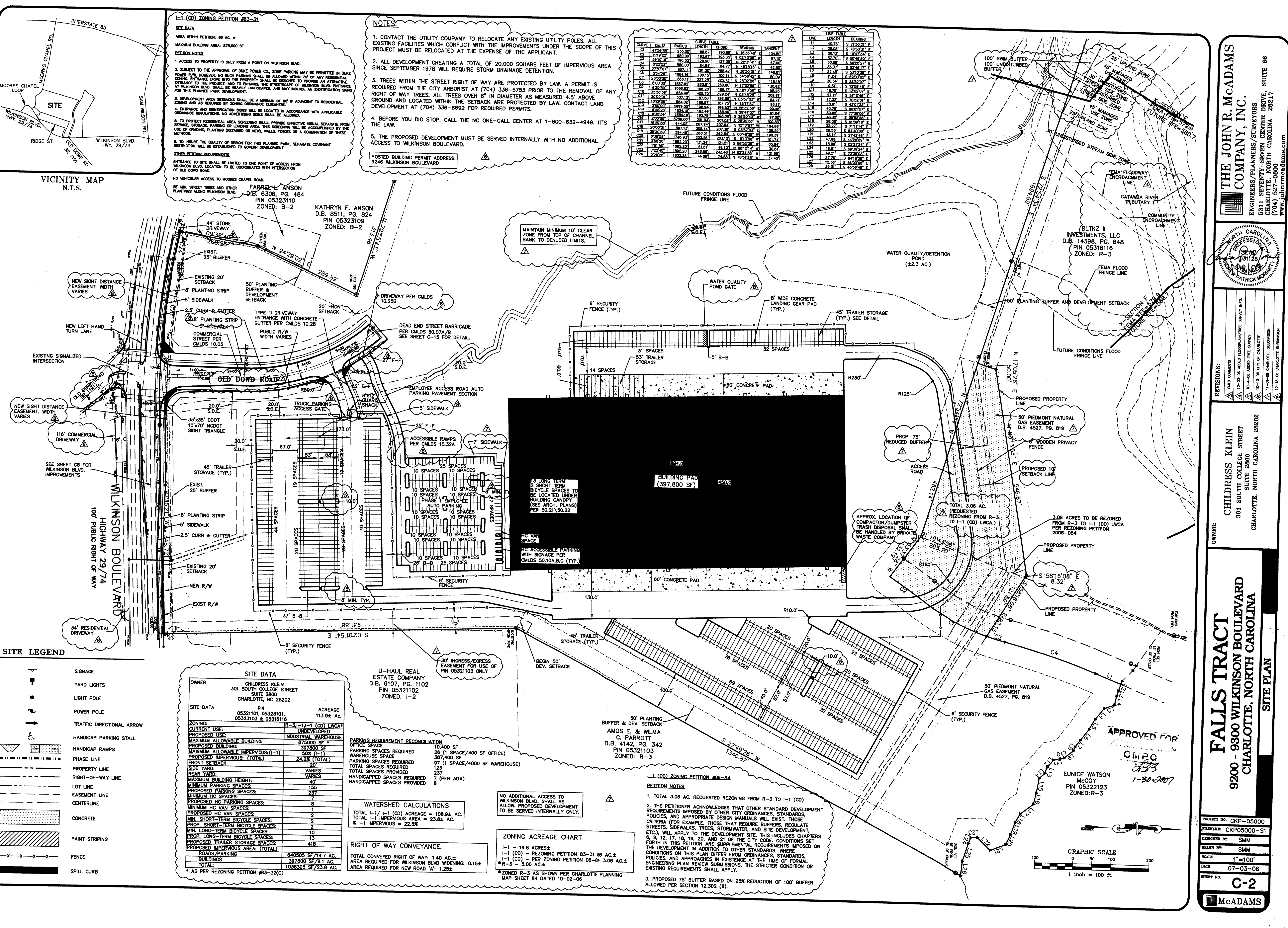
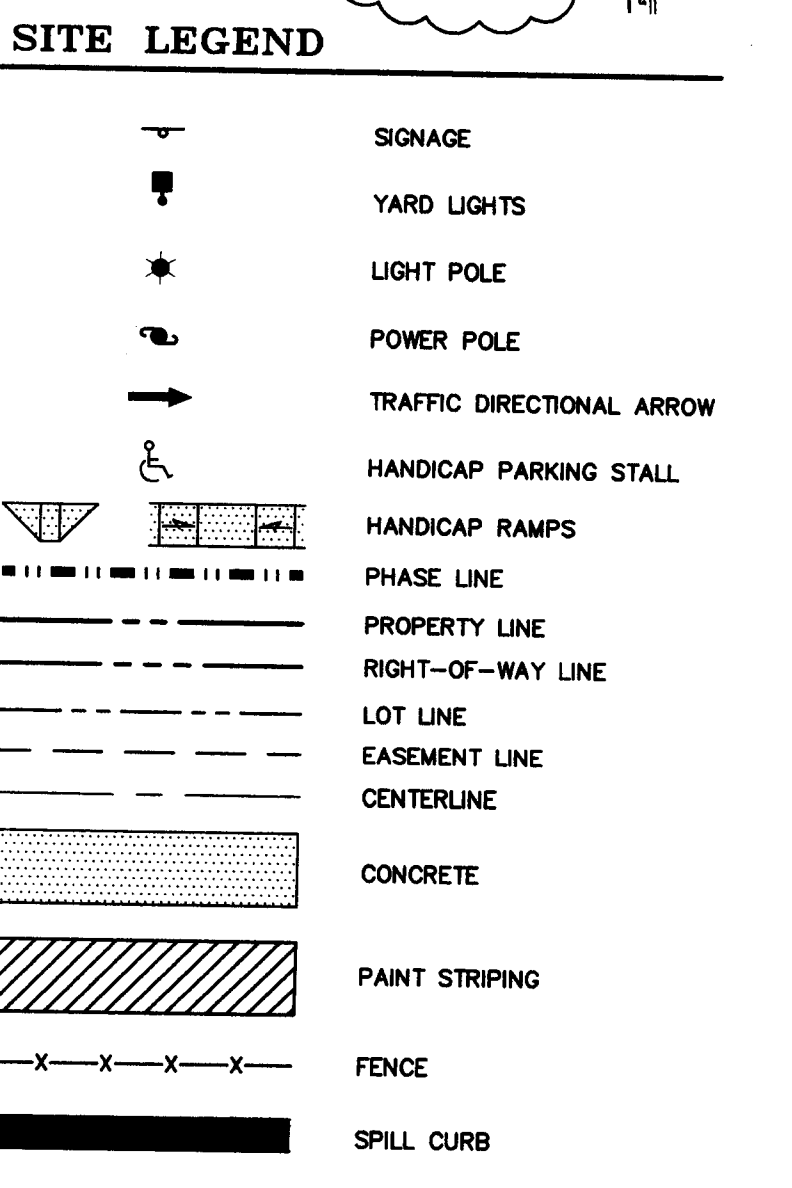




VICINITY MAP
N.T.S.



1-1 (CD) ZONING PETITION #83-31

SITE DATA
AREA WITHIN PETITION: 86 AC. ±
MAXIMUM BUILDING AREA: 875,000 SF

PETITION NOTES

1. ACCESS TO PROPERTY IS ONLY FROM A POINT ON WILKINSON BLVD.
2. SUBJECT TO THE APPROVAL OF DUKE POWER CO., SOME PARKING MAY BE PERMITTED IN DUKE POWER R/W. HOWEVER, NO SUCH PARKING SHALL BE ALLOWED WITHIN 75' OF ANY RESIDENTIAL ZONING ENTRANCE DRIVE INTO THE PROPERTY. SUCH PARKING SHALL BE DESIGNED TO PROVIDE AN ATTRACTIVE ENTRANCE TO THE PROPERTY AND BE HEAVILY LANDSCAPED, AND MAY INCLUDE AN IDENTIFICATION SIGN FOR THIS PLANNED PARK DEVELOPMENT.
3. DEVELOPMENT AREA SETBACKS SHALL BE A MINIMUM OF 60' IF ADJACENT TO RESIDENTIAL ZONING AND AS REQUIRED BY ZONING ORDINANCE ELSEWHERE.
4. ENTRANCE AND IDENTIFICATION SIGNS SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE ORDINANCE REGULATIONS. NO ADVERTISING SIGNS SHALL BE ALLOWED.
5. TO PROTECT RESIDENTIAL AREA SCREENING SHALL PROVIDE EFFECTIVE VISUAL SEPARATION FROM SERVICE STORAGE, PARKING OR LOADING AREA. THIS SCREENING WILL BE ACCOMPLISHED BY THE USE OF GRASSING, PLANTING (RETAINED OR NEW), WALLS, FENCES OR A COMBINATION OF THESE METHODS.
6. TO INSURE THE QUALITY OF DESIGN FOR THIS PLANNED PARK, SEPARATE COVENANT RESTRICTION WILL BE ESTABLISHED TO GOVERN DEVELOPMENT.

OTHER PETITION REQUIREMENTS
ENTRANCE TO SITE SHALL BE LIMITED TO ONE POINT OF ACCESS FROM WILKINSON BLVD. LOCATION TO BE COORDINATED WITH INTERSECTION OF OLD DOWD ROAD.

NO VEHICULAR ACCESS TO MOORES CHAPEL ROAD.

FARRELL ANSON
D.B. 6306, PG. 484
PIN 05323110
ZONED: B-2

KATHRYN F. ANSON
D.B. 8511, PG. 824
PIN 05323109
ZONED: B-2

NOTES

1. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
3. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6892 FOR REQUIRED PERMITS.
4. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949, IT'S THE LAW.
5. THE PROPOSED DEVELOPMENT MUST BE SERVED INTERNALLY WITH NO ADDITIONAL ACCESS TO WILKINSON BOULEVARD.

POSTED BUILDING PERMIT ADDRESS:
8245 WILKINSON BOULEVARD

CURVE DATA

CURVE	DELTA	RADIUS	CHORD	BEARING	TANGENT
C1	47°29'58"	235.00	198.87	N 15°30'40" E	104.50
C2	111°22'22"	180.00	183.87	N 02°43'08" W	37.15
C3	38°15'16"	180.00	183.87	N 22°21'41" E	37.15
C4	87°22'32"	360.00	364.84	N 48°18'12" E	148.81
C5	27°22'22"	360.00	364.84	N 36°30'41" E	148.81
C6	37°22'22"	360.00	364.84	N 36°30'41" E	148.81
C7	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C8	37°22'22"	360.00	364.84	N 36°30'41" E	148.81
C9	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C10	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C11	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C12	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C13	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C14	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C15	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C16	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C17	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C18	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C19	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C20	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C21	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C22	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C23	87°22'22"	360.00	364.84	N 36°30'41" E	148.81
C24	87°22'22"	360.00	364.84	N 36°30'41" E	148.81

LINE TABLE

LINE	LENGTH	BEARING
L1	40.75	S 71°30'21" E
L2	23.08	S 72°30'21" E
L3	28.13	S 18°12'24" E
L4	37.70	S 50°48'50" E
L5	30.68	S 50°48'50" E
L6	38.37	S 52°48'17" E
L7	22.45	S 53°10'35" E
L8	11.04	S 83°03'25" E
L9	30.34	S 36°34'07" E
L10	9.31	S 12°28'48" E
L11	18.73	S 03°02'07" E
L12	27.11	S 51°10'48" E
L13	18.91	S 43°01'33" E
L14	40.75	S 80°01'57" E
L15	30.68	S 77°31'14" E
L16	38.37	S 77°31'14" E
L17	43.36	S 84°40'00" E
L18	28.05	S 81°10'16" E
L19	33.27	S 81°10'16" E
L20	28.83	S 81°10'16" E
L21	43.11	S 81°10'16" E
L22	43.11	S 81°10'16" E
L23	18.09	S 02°21'24" E
L24	18.81	S 77°31'14" E
L25	48.51	S 88°38'24" E
L26	37.78	S 84°18'38" E
L27	15.30	S 84°03'25" E
L28	38.31	S 45°34'58" E

SITE DATA

OWNER:
CHILDRESS KLEIN
301 SOUTH COLLEGE STREET
SUITE 2800
CHARLOTTE, NC 28202

SITE DATA:
PIN 05321101, 05323101, 05323103 & 05316116
ACREAGE 113.94 AC.

ZONING:
CURRENT USE: R-3, I-1, I-2 (CD) LWCA
PROPOSED USE: INDUSTRIAL WAREHOUSE

MAXIMUM ALLOWABLE BUILDING:
875,000 SF

PROPOSED BUILDING:
397,800 SF

MAXIMUM ALLOWABLE IMPERVIOUS (I-1):
50% (I-1)

PROPOSED IMPERVIOUS (TOTAL):
24.2% (TOTAL)

FRONT SETBACK:
20'

SIDE YARD:
VARIES

REAR YARD:
VARIES

MAXIMUM BUILDING HEIGHT:
15'

MINIMUM PARKING SPACES:
40

PROPOSED PARKING SPACES:
237

MINIMUM HC SPACES:
8

PROPOSED HC PARKING SPACES:
8

MINIMUM HC VAN SPACES:
2

PROPOSED HC VAN SPACES:
2

MIN. SHORT-TERM BICYCLE SPACES:
2

PROP. SHORT-TERM BICYCLE SPACES:
2

MIN. LONG-TERM BICYCLE SPACES:
10

PROP. LONG-TERM BICYCLE SPACES:
10

PROPOSED TRAILER STORAGE SPACES:
416

PROPOSED IMPERVIOUS AREA (TOTAL):
64,050 SF/14.7 AC.

ROADS/PARKING:
BUILDINGS 397,800 SF/9.1 AC.
TOTAL 1,038,050 SF/23.8 AC.

* AS PER REZONING PETITION #83-32(C)

U-HAUL REAL ESTATE COMPANY
D.B. 6107, PG. 1102
PIN 05321102
ZONED: I-2

PARKING REQUIREMENT RECONCILIATION

OFFICE SPACE	10,400 SF
PARKING SPACES REQUIRED	28 (1 SPACE/400 SF OFFICE)
WAREHOUSE SPACE	387,400 SF
PARKING SPACES REQUIRED	97 (1 SPACE/4000 SF WAREHOUSE)
TOTAL SPACES REQUIRED	123
TOTAL SPACES PROVIDED	237
HANDICAPPED SPACES REQUIRED	7 (PER ADA)
HANDICAPPED SPACES PROVIDED	8

WATERSHED CALCULATIONS

TOTAL I-1/I-2 (CD) ACREAGE = 108.9± AC.
TOTAL I-1 IMPERVIOUS AREA = 23.8± AC.
% I-1 IMPERVIOUS = 22.5%

RIGHT OF WAY CONVEYANCE:

TOTAL CONVEYED RIGHT OF WAY: 1.40 AC. ±
AREA REQUIRED FOR WILKINSON BLVD WIDENING: 0.15± AC.
AREA REQUIRED FOR NEW ROAD 'A': 1.25± AC.

ZONING ACREAGE CHART

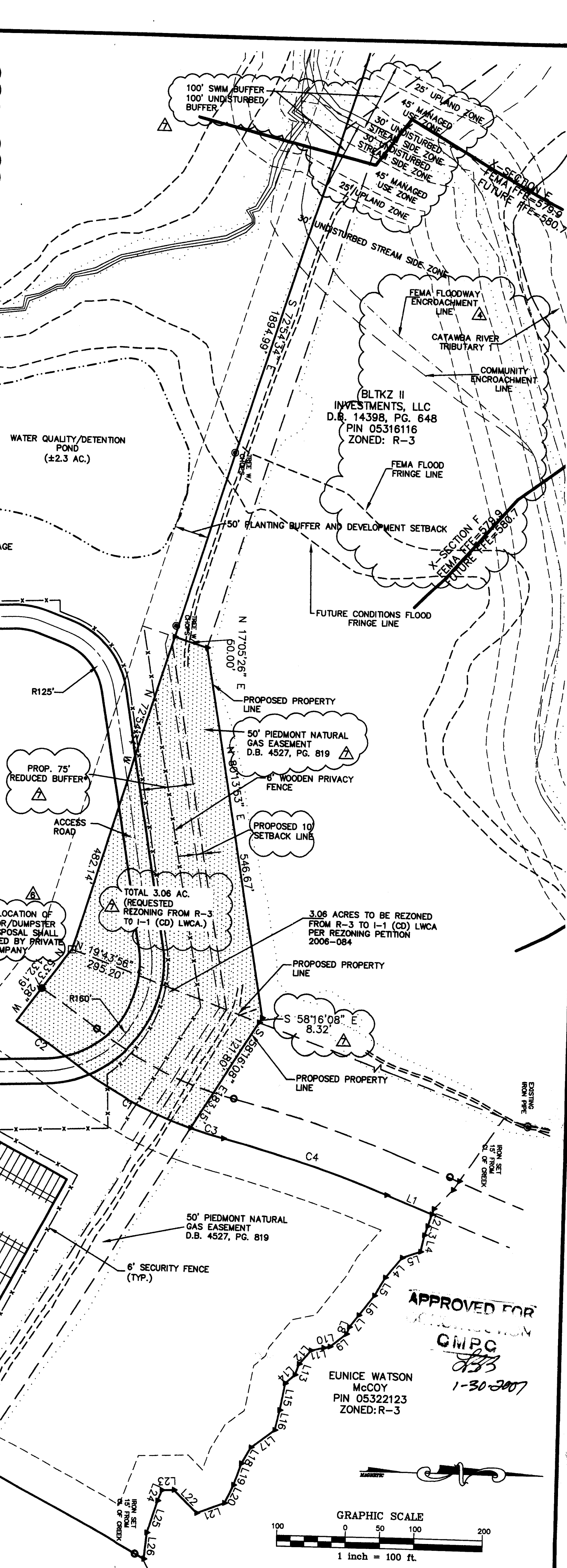
I-1 = 19.8 ACRES ±
I-1 (CD) = REZONING PETITION 83-31 86 AC. ±
I-1 (CD) = PER ZONING PETITION 08-84 3.06 AC. ±
R-3 = 5.00 AC. ±

* ZONED R-3 AS SHOWN PER CHARLOTTE PLANNING MAP SHEET 84 DATED 10-02-06

1-1 (CD) ZONING PETITION #08-84

PETITION NOTES

1. TOTAL 3.06 AC. REQUESTED REZONING FROM R-3 TO I-1 (CD)
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES 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, 7, 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, STANDARDS, POLICES AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSIONS. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
3. PROPOSED 75' BUFFER BASED ON 25% REDUCTION OF 100' BUFFER ALLOWED PER SECTION 12.302 (8).



THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
5311 SEVENTH-SEVEN CENTER DRIVE, SUITE 86
CHARLOTTE, NORTH CAROLINA 28217
(704) 527-0800
WWW.JOHNMcADAMS.COM

REVISIONS:

NO.	DATE	DESCRIPTION
1	10-03-06	ADDED FLOODPLAIN/FREE SURVEY INFO.
2	10-04-06	ADDED TREE SURVEY
3	10-10-06	CITY OF CHARLOTTE
4	11-01-06	CHARLOTTE SUBDIVISION
5	12-18-06	CHARLOTTE SUBDIVISION

OWNER:
CHILDRESS KLEIN
301 SOUTH COLLEGE STREET
SUITE 2800
CHARLOTTE, NORTH CAROLINA 28202

FALLS TRACT
9200 - 9300 WILKINSON BOULEVARD
CHARLOTTE, NORTH CAROLINA

SITE PLAN

APPROVED FOR:
C.M.P.C.
1-30-2007

EUNICE WATSON
McCOY
PIN 05322123
ZONED: R-3

GRAPHIC SCALE
1 inch = 100 ft.

PROJECT NO. CKP-05000
FILENAME: CKP05000-S1
DESIGNED BY: SM
DRAWN BY: SM
SCALE: 1"=100'
DATE: 07-03-06
SHEET NO. C-2

McADAMS