

DEVELOPMENT DATA SUMMARY

TAX PARCEL NO: 205-141-01

TOTAL ACREAGE: 7.35 ACRES

EXISTING ZONING: I-1

PROPOSED ZONING: I-2(CD)

CURRENT BUILDING SQUARE FOOTAGE: VACANT

PROPOSED MAXIMUM BUILDING SQUARE FOOTAGE: 1.0 F.A.R

PROPOSED USE: TO ALLOW ALL I-2 USES EXCEPT JUNK YARDS.

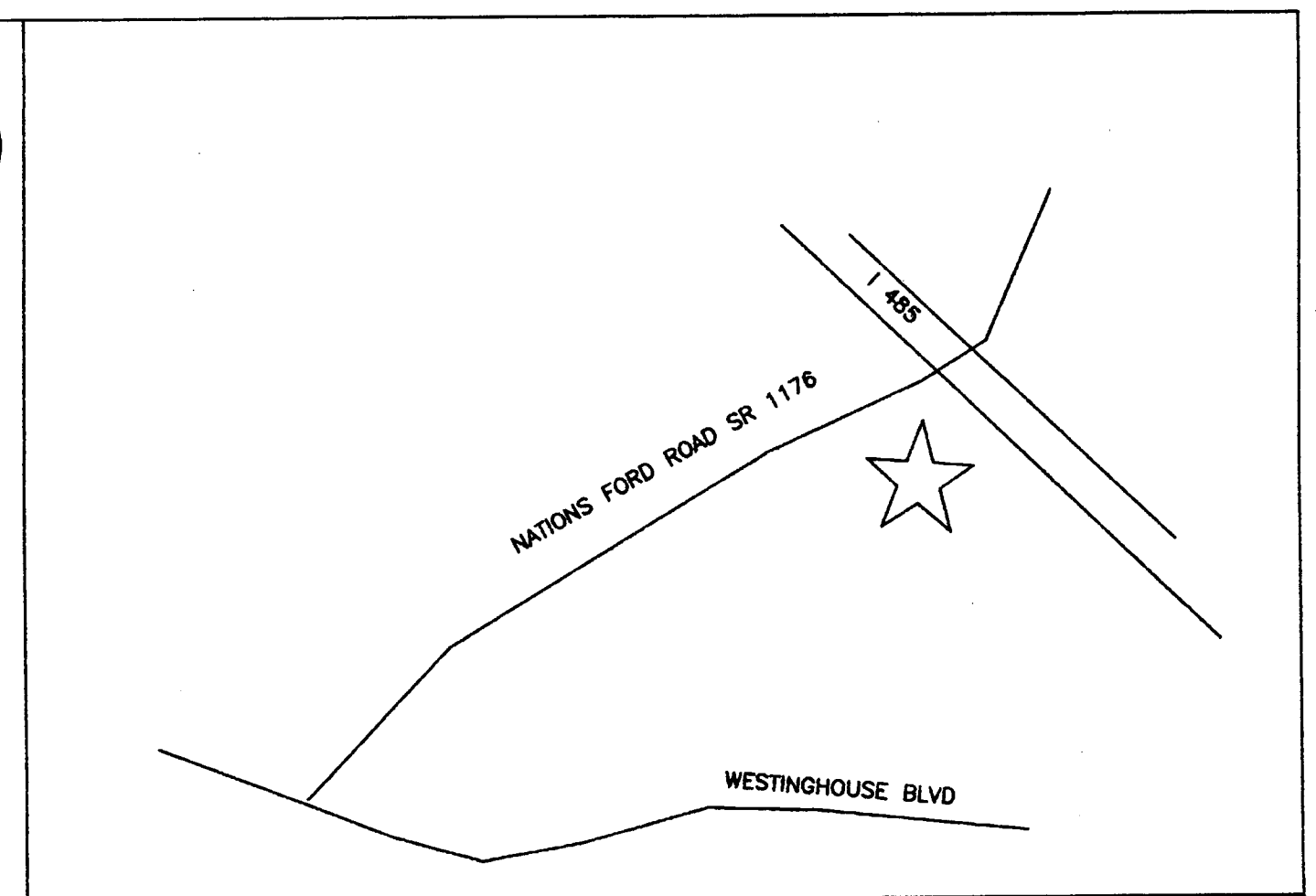
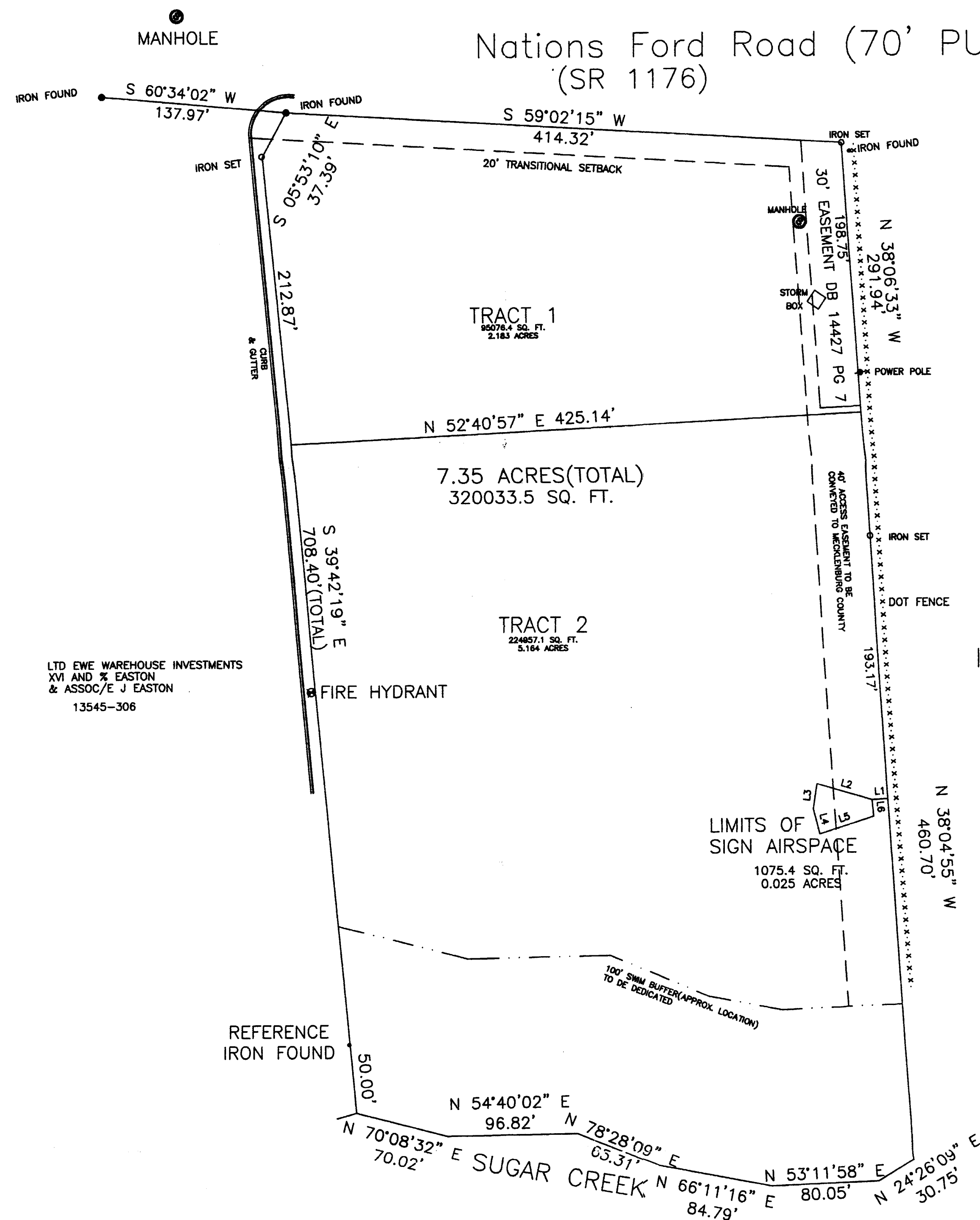
SETBACKS & YARDS

NATIONS FORD ROAD - MAJOR ARTERIAL- 50 FEET CENTERLINE TO RIGHT-OF-WAY LINE  
TRANSITIONAL SETBACK: 20 FEET  
SIDE YARD: 0 OR 5 FEET  
REAR YARD: 10 FEET

REQUIRED PARKING: BASED UPON CODE TABLE 12.202  
BICYCLE PARKING: SHORT TERM- 1 PER 40,000 SF  
LONG TERM - 1% OF AUTO PARKING

DEVELOPMENT NOTES:

1. DEVELOPMENT OF THIS I-2 CONDITIONAL DISTRICT IS BASED ON THE PROVISIONS OF THE APPLICABLE ZONING ORDINANCE STANDARDS AND THE RULES, REGULATIONS, IMPOSED AND THE SPECIFIC SITE PLAN.
2. THE PERMITTED USES IN THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH CODE SECTION 9.1102, 9.1103 AND 9.1104.
3. DEVELOPMENT STANDARDS AND EXPANSION(S) ASSOCIATED WITH THIS SITE WILL COMPLY WITH CODE SECTION 9.1105(DEVELOPMENT STANDARDS FOR INDUSTRIAL DISTRICT).
4. THE TRANSITIONAL RIGHT-OF-WAY WILL BE MEASURED 50 FEET FROM THE CURRENT CENTERLINE OF NATIONS FORD ROAD.
5. SCREENING OF THE PARKING, DUMPSTER, LOADING DOCKS/ SPACE AND OUTDOOR STORAGE OF MATERIAL, STOCK AND EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH CODE SECTION 12.303 OF THE ORDINANCE.
6. PARKING BASED ON THE USE WILL COMPLY WITH THE STANDARDS SET FORTH IN CODE SECTION TABLE 12.202.
7. SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. A SIX-FOOT WIDE SIDEWALK AND EIGHT-FOOT WIDE PLANTING STRIP WILL BE CONSTRUCTED ALONG THE NATIONS FORD ROAD FRONTAGE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY,
9. THE SITE WILL DEDICATE A 100 FOOT SWIM BUFFER FROM THE SUGAR CREEK PERENNIAL STREAM CHANNEL MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF THE BANK ON EACH SIDE OF THE STREAM FROM THE PROPERTY BOUNDARY. THE SWIM BUFFER WILL BE DEDICATED FOR GREENWAY TO MECKLENBURG COUNTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. A 40-FOOT WIDE ACCESS EASEMENT PARALLEL TO I-485 FROM THE RIGHT-OF-WAY OF NATIONS FORD ROAD, ALONG THE SITE'S EASTERN PROPERTY LINE TO THE FUTURE SUGAR CREEK GREENWAY WILL BE CONVEYED TO MECKLENBURG COUNTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE.



VICINITY MAP  
NTS

DEED BOOK 13545 PAGE 306

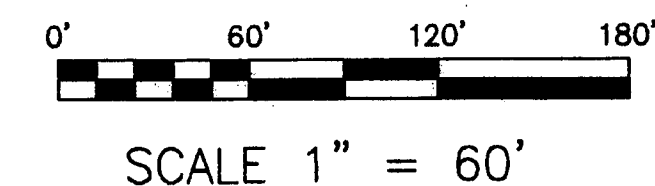
I-485

SIGN AIRSPACE

LINE	BEARING	DISTANCE
L1	N 51°55'05" E	11.76'
L2	N 71°52'34" E	42.85'
L3	N 25°58'29" W	18.87'
L4	N 48°44'33" W	19.13'
L5	S 37°49'01" W	42.13'
L6	S 39°42'48" E	12.43'

LEGAL DESCRIPTION:

BEGINNING AT A POINT NEAR THE WESTERN MARGIN OF I-485, SAID POINT LYING ON THE WILLIAM CURTIN ET AL PROPERTY AS DESCRIBED IN DEED BOOK 9789 PAGE 625 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, SAID POINT BEING THE FOLLOWING COURSES AND DISTANCES FROM AN IRON SET AT NORTHEAST CORNER OF THE WILLIAM CURTIN ET AL PROPERTY AS DESCRIBED IN DEED BOOK 14427 PAGE 7 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY: ALONG THE WESTERN MARGIN OF I-485, S 38°04'55" E a distance of 291.94' TO AN IRON SET; THENCE CONTINUING ALONG SAID MARGIN S 38°04'55" E a distance of 193.17' TO A POINT; THENCE LEAVING SAID MARGIN S 51°55'05" W a distance of 11.76'; which is the point of beginning, thence S 71°52'34" W a distance of 42.85'; thence S 25°58'29" E a distance of 18.87'; thence S 48°44'33" E a distance of 19.13'; thence S 37°49'01" W a distance of 42.13'; thence N 39°42'48" W a distance of 12.43'; BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 0.025 ACRES.



JAMISON SURVEYING  
10308 ROCKING CHAIR RD.  
MATTHEWS NC 28105  
704-369-9995

RECEIVED  
SEP 01 2006  
BY:

10535 NATIONS FORD ROAD  
CONDITIONAL REZONING REQUEST  
AND TECHNICAL DATA  
TAX PARCELS: 205-141-01 & 205-141-39  
CITY OF CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA

JAMISON  
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