

REZONING PETITION

STORM WATER QUANTITY CONTROL  
FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HOUR STORM AND PERFORM A DOWNSIDE FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSIDE ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.

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 (NCEM) 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 DRAW DOWN 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-HOUR STORM AND PERFORM A DOWNSIDE FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSIDE 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.I.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 WIDTH).

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, STORM WATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 5, 8, 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 THE SOUTHWEST PROPERTY CORNER OF THE BELTWAY BUSINESS PARK; THENCE WITH SAID PROPERTY LINE THE FOLLOWING COURSES:  
N28°54'17"E, 2606.88 FEET TO A POINT;  
S88°44'11"E, 49.85 FEET TO A POINT;  
S37°18'11"E, 473.00 FEET TO A POINT;  
N30°11'13"E, 228.48 FEET TO A POINT;  
N48°33'35"E, 236.54 FEET TO A POINT;  
S87°27'20"E, 320.04 FEET TO A POINT;  
S86°50'29"E, 511.88 FEET TO A POINT;  
S25°18'11"E, 127.88 FEET TO A POINT;  
S21°14'45"W, 1914.57 FEET TO A POINT;  
N68°38'12"W, 258.88 FEET TO A POINT;  
S82°21'38"E, 335.80 FEET TO A POINT;  
S87°50'18"W, 407.87 FEET TO A POINT;  
S2°8'18"E, 153.27 FEET TO A POINT;  
S87°53'44"W, 60.01 FEET TO A POINT;  
N2°8'16"W, 122.06 FEET TO A POINT;  
S83°27'38"W, 425.07 FEET TO A POINT;  
S33°17'49"W, 414.78 FEET TO A POINT;  
N78°35'5"W, 639.22 FEET TO A POINT;  
N63°8'45"W, 22.14 FEET TO A POINT OF BEGINNING CONTAINING 95.59 ACRES, MORE OR LESS.

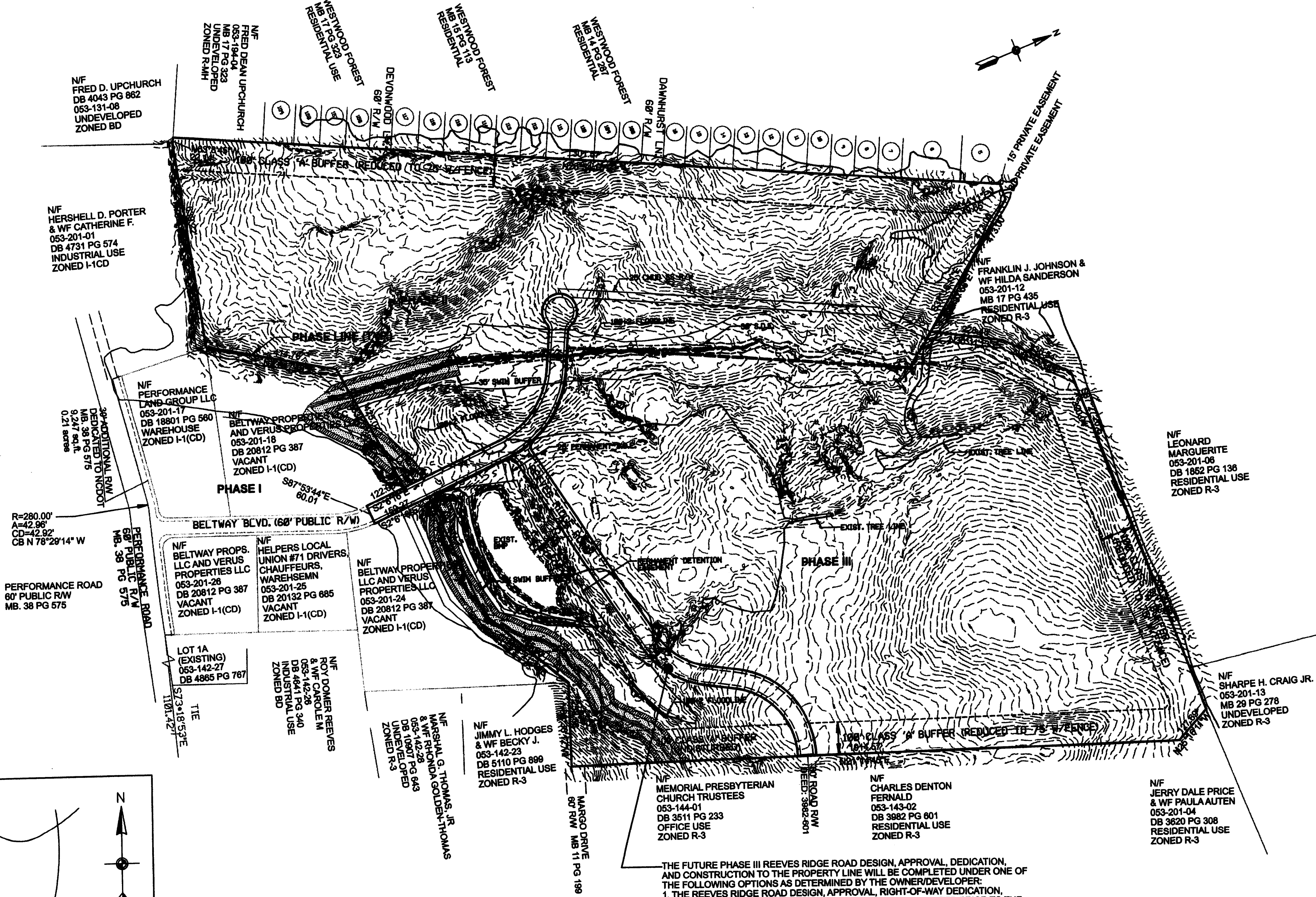
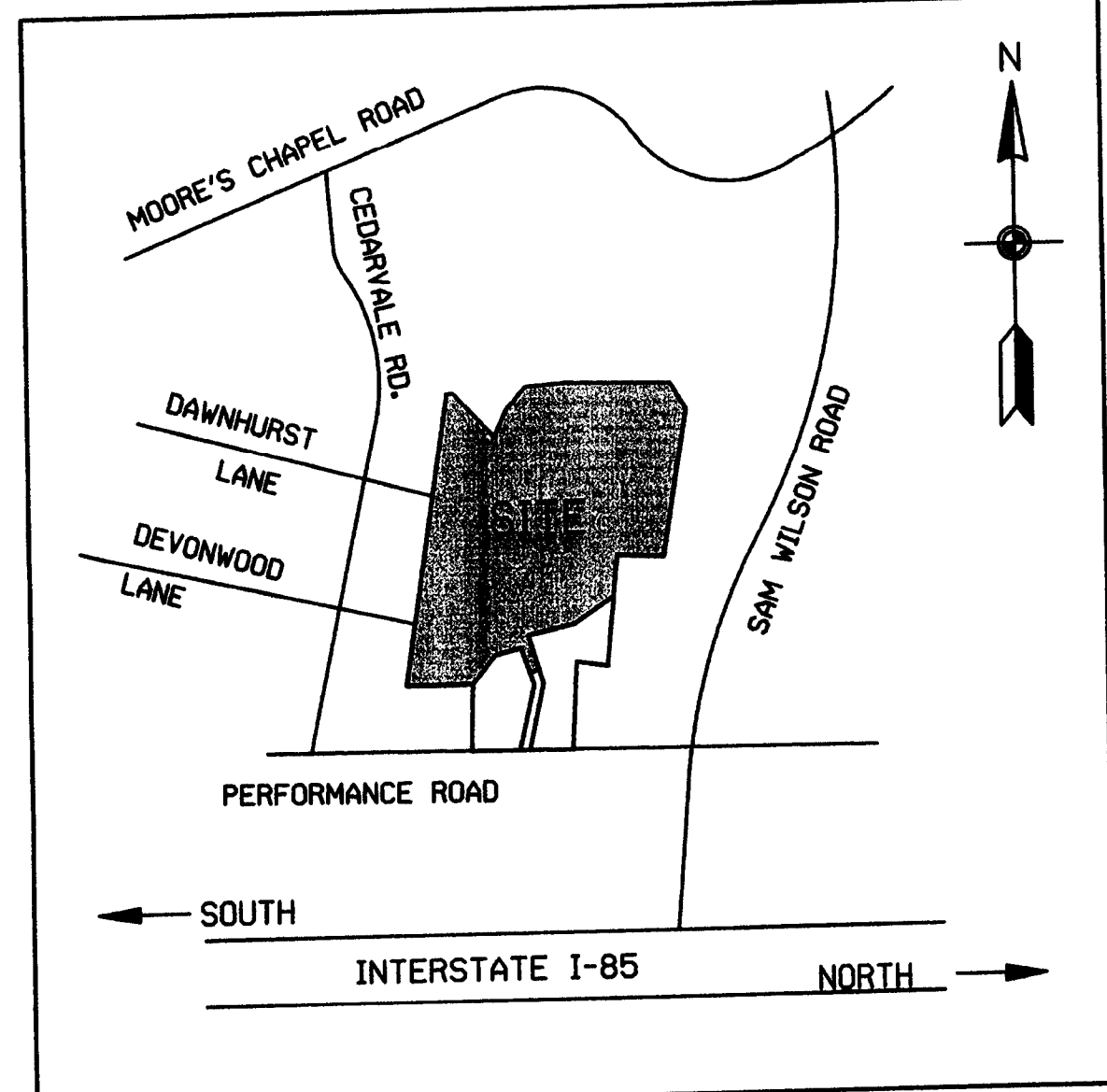
CONDITIONAL NOTES:

1. ALL ACCESS TO THIS PARCEL WILL BE THROUGH THE ADJOINING "BELTWAY BUSINESS PARK, PHASE I". ALL ADJOINING PROPERTIES ARE ZONED RESIDENTIAL SO NO CONNECTION IS PROPOSED OR WILL BE ALLOWED THROUGH THIS PROPERTY UNTIL ADJOINING PROPERTIES ARE NO LONGER USED OR ZONED FOR RESIDENTIAL PURPOSES.
2. A 100 FOOT WIDE CLASS "A" BUFFER (REDUCED TO 75' WIFENCE) IS PROPOSED ALONG THE OUTSIDE BOUNDARY OF THIS PARCEL TO TIE IN TO THE EXISTING 100-FOOT UNDISTURBED BUFFER PROVIDED ON THE BELTWAY BUSINESS PARK, PHASE I. 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.
3. 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.
4. 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 / OF REPAIR CAN BE DONE ONLY WITHIN AN ENCLOSED BUILDING; NO USE INVOLVING OUTDOOR MANUFACTURING OR ASSEMBLY WILL BE ALLOWED.
5. MAXIMUM HEIGHT OF ANY DETACHED LIGHTING=40 FEET
6. MAXIMUM BUILDING HEIGHT=60 FEET
7. SITE AREA= 95.59 ACRES; THIS SITE TO HAVE A MINIMUM 17.5% TREE SAVE.
8. EXISTING ZONING: I-1 (CD)
9. PROPOSED ZONING: I-1 (CD)

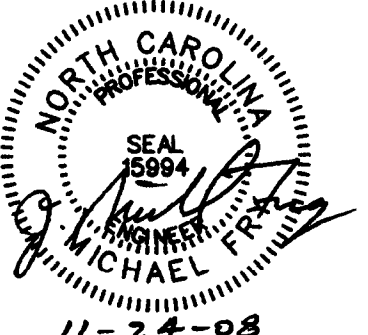
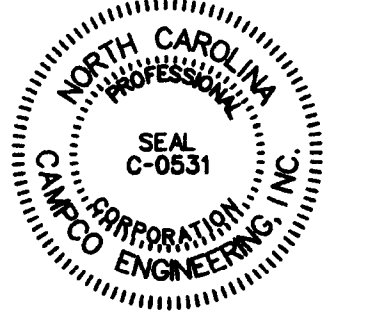
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SCALE: 1" = 200'



THE FUTURE PHASE III REEVES RIDGE ROAD DESIGN, APPROVAL, DEDICATION, AND CONSTRUCTION TO THE PROPERTY LINE WILL BE COMPLETED UNDER ONE OF THE FOLLOWING OPTIONS AS DETERMINED BY THE OWNER/DEVELOPER:  
1. THE REEVES RIDGE ROAD DESIGN, APPROVAL, RIGHT-OF-WAY DEDICATION, AND CONSTRUCTION TO THE PROPERTY LINE WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING IN PHASE III, OR  
2. THE REEVES RIDGE ROAD DESIGN PLANS WILL BE SUBMITTED FOR APPROVAL AND THE OWNER/DEVELOPER WILL POST A BOND FOR THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE PROPERTY LINE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING IN PHASE III. REEVES RIDGE ROAD WILL HAVE RIGHT-OF-WAY DEDICATED AND WILL BE CONSTRUCTED TO THE PROPERTY LINE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN PHASE III."

REV. NO.	DATE	DESCRIPTION
 		
ADMINISTRATIVE SITE PLAN AMENDMENT FOR <b>BELTWAY BUSINESS PARK REZONING PETITIONS</b> CHARLOTTE, NORTH CAROLINA <b>CAMPCO ENGINEERING, INC.</b> 156 OAKLAND AVENUE ROCK HILL, SC 29731 PH. 803-327-7121 FAX 803-327-7343 E-MAIL: CAMPCOE@CAMPCOENGINEERING.COM		
CE#: 9465RZ	CAD FILE: PARCEL DESCRIPTION	
SCALE: 1" = 200'	ISSUED: 11/24/08	SHEET: 1