

**CONDITIONAL NOTES:**

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/functional requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is an industrial machine equipment dealership, which includes the sale of new and used equipment, repair and leasing of said vehicles and equipment.
- The maximum amount of building square footage shall not exceed 50,000 square feet.
- The security gates which provide access to the rear yard of the property will be designed such that the area of the gate is a minimum of 50% opaque/solid.
- Detached lighting shall be limited to a maximum height of 25 feet and all such lighting shall be fully shielded.
- Wal-pak lighting shall be prohibited in the front yard area and the side yard areas which would be directly exposed to the public view. Wal-pak lighting may be utilized in the interior rear yard of the site, which is otherwise screened from direct public view by the building, landscaping, buffers and/or screening methods shown on the plan.
- Any detached business identification signage shall be limited to one sign which is limited to six feet in height and forty square feet in sign area.
- Construction equipment may be sold, leased or displayed outside; however all repair of equipment shall be done only within enclosed building(s).
- The attached architectural elevations are hereby included as a condition of the overall site plan. Such elevations are intended to generally depict the overall design theme/style of the proposed building. Changes which do not substantially alter the basic design theme are permitted as a matter of right at the sole discretion of the developer.
- As indicated on the Schematic Site Plan sheet RZ-1, the proposed rezoning requires a 100 foot width Class A buffer and a 75 foot width Class B buffer. The Class A Buffer located adjacent to the southern property line, may be reduced by 25% (to 75') in accordance with applicable zoning ordinance standards, with installation of a 4 foot minimum height screening berm. The Class B Buffer, which is adjacent to B-2 zoning, may be reduced by 25% (to 57 feet) in accordance with applicable zoning ordinance standards, with installation of a 4 foot minimum height screening berm.
- The petitioner/developer shall construct a left turn lane into the site on Gibbon Road. The left turn lane shall be designed with a minimum 150 feet of storage, a 15:1 bay taper and 50:1 through lane tapers.
- At the intersection of major and minor thoroughfares, additional road right-of-way is necessary as follows:
  - Gibbon Road: For the first 300 feet southeast of NC 115, right-of-way measuring 45 feet from the centerline, with a 45:1 taper transitioning over 450 feet to the typical 35 feet from centerline.
  - NC 115 / Old Statesville Road: For the first 300 feet southwest of Gibbon Rd, right-of-way measuring 65 feet from centerline, with a 20:1 taper transitioning over 300 feet to the typical 50 feet from centerline.
- The petitioner/developer shall dedicate and convey the right-of-way described in Note 14 above in fee simple, and such dedication shall occur prior to the issuance of any building permit associated with the project.
- Existing trees 8 inches or larger in trunk diameter located within setbacks are shown on the Schematic Site Plan sheet RZ-1.
- Location, size and type of Stormwater Management Systems depicted on the plan is subject to review and approval with full development plan submittal and is not implicitly approved with the rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
- The petitioner shall tie into the existing storm water systems. The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed 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.
 

For projects with defined watersheds greater than 24% built upon area, water quality best management practices (BMPs) shall be constructed to achieve 95% Total Suspended Solid (TSS) removal for the entire post development runoff volume for the runoff generated from the first one inch of rainfall. BMPs must be designed and constructed in accordance with the NC 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. Runoff from driveway pavements within 20 feet of proposed street right of ways will not be subject to water quality treatment due to grading limitations.

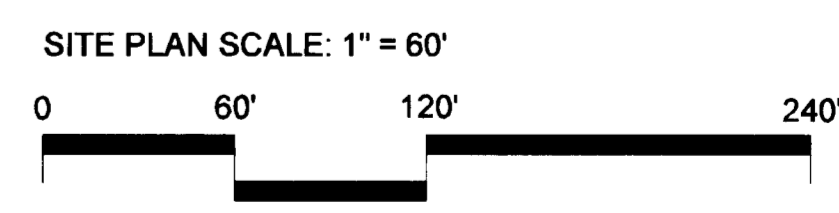
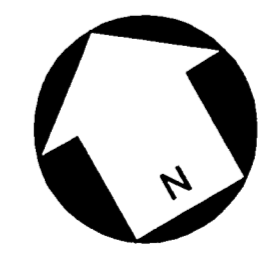
For projects with defined watersheds greater than 24 % built upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For commercial projects with greater than 24 % BUA, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour 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-year and 25 -year 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-year, 6-hour storm.
- Along Gibbon Road, a 6 foot wide sidewalk with 8 foot minimum width planting strip, will be installed by the Petitioner.
- Along Old Statesville Road, the existing 5 foot wide sidewalk with 4 foot planting strip will remain.
- Perimeter security fence facing Gibbon Road will be vinyl coated black or brown chain link fence.
- In the event that the abutting properties are rezoned in the future such that the subject site's buffer areas qualify for reduced width, then such buffer reduction may occur per ordinance standards.
- The proposed building may be moved up to 20 feet closer to Old Statesville Road, at the discretion of the Petitioner, if one row of parking spaces are deleted parallel to Old Statesville Road, provided that all ordinance standards for number of required parking spaces are still met, and parking will not be permitted within the 20 foot setback abutting Old Statesville Road.
- Existing trees 2" or larger in trunk diameter shall be preserved within buffer areas.
- Security fences located within buffer areas shall be 8' maximum height vinyl coated chain link fence (without concertina or barbed wire), black or brown color, and shall be located no closer than the midpoint of the buffer width.

OUTLINED TEXT REVISED / ADDED 2-27-07

APPROVED BY  
 CITY COUNCIL  
 MAR 19 2007



REVISIONS:

No.	Date	By	Description
1	01/19/07	SH	PER 1ST STAFF REVIEW
2	2/27/07	TM	MOVE GIBBON RD DRIVEWAY; REDUCE BUFFER TO 75' AT SOUTH PL; ADD 8' SOLID WALL AT GATES FACING OLD STATESVILLE ROAD; SHOW EXISTING INTERNAL TREES TO REMAIN AND BE REMOVED; ADD REQ'D PARKING CALCULATIONS.

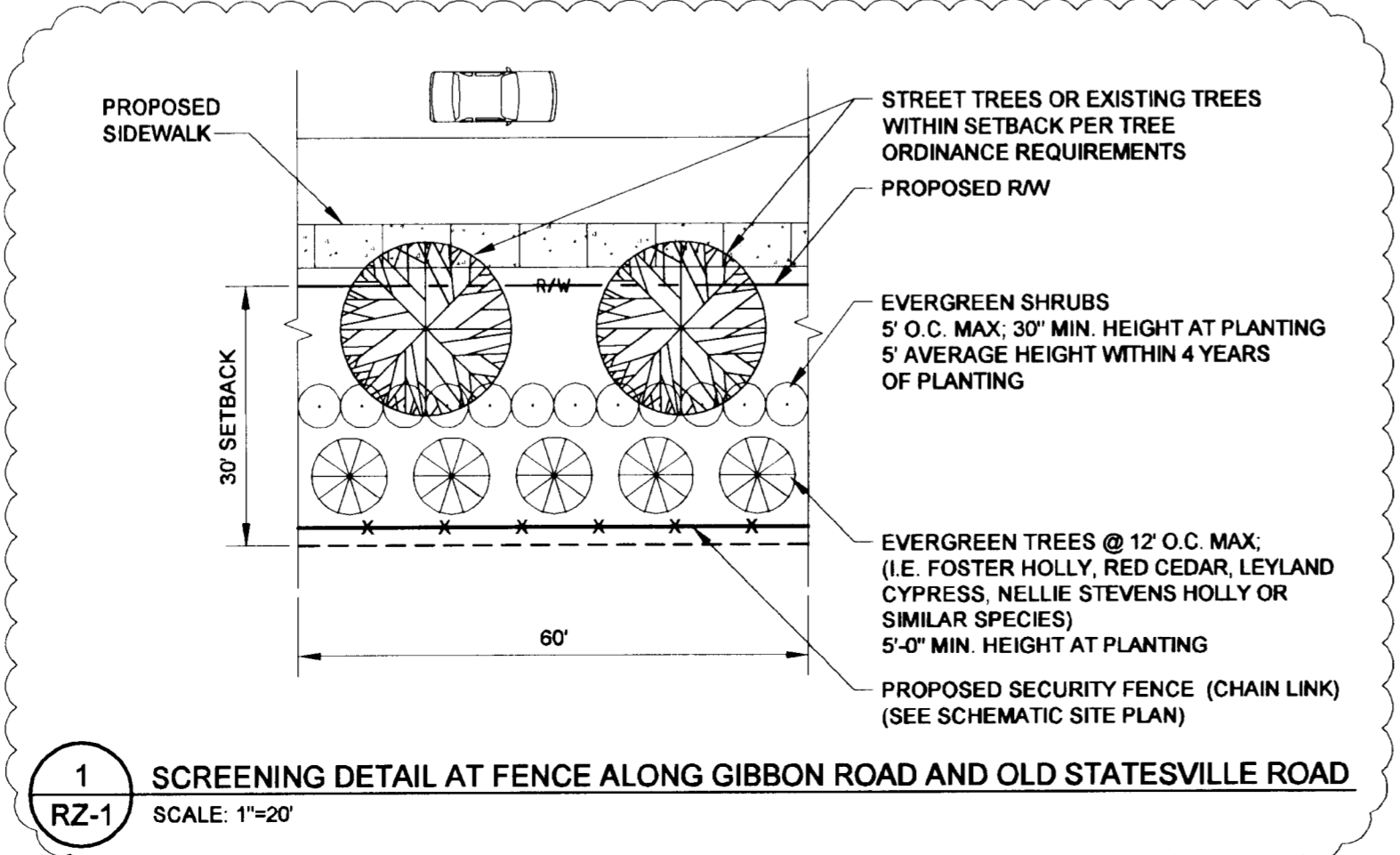
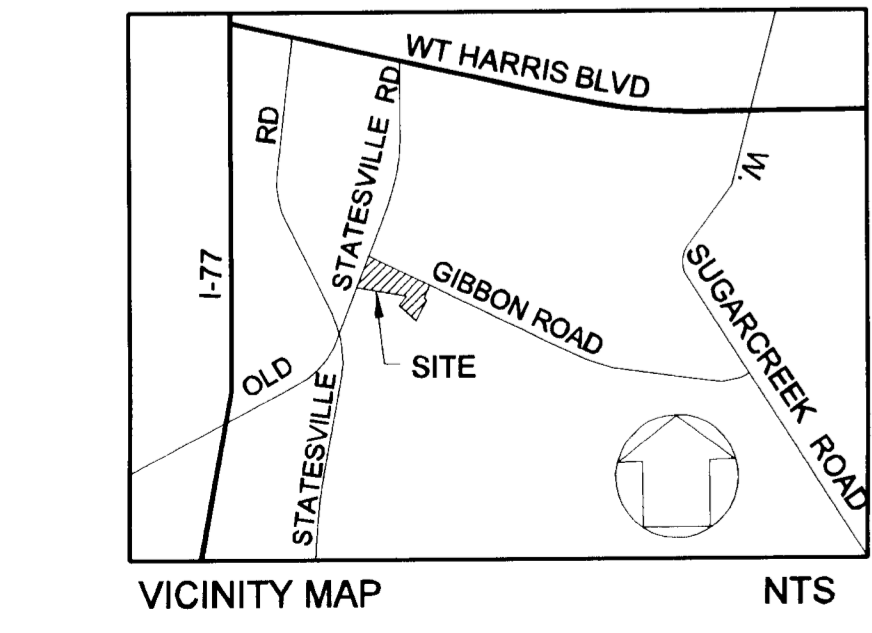
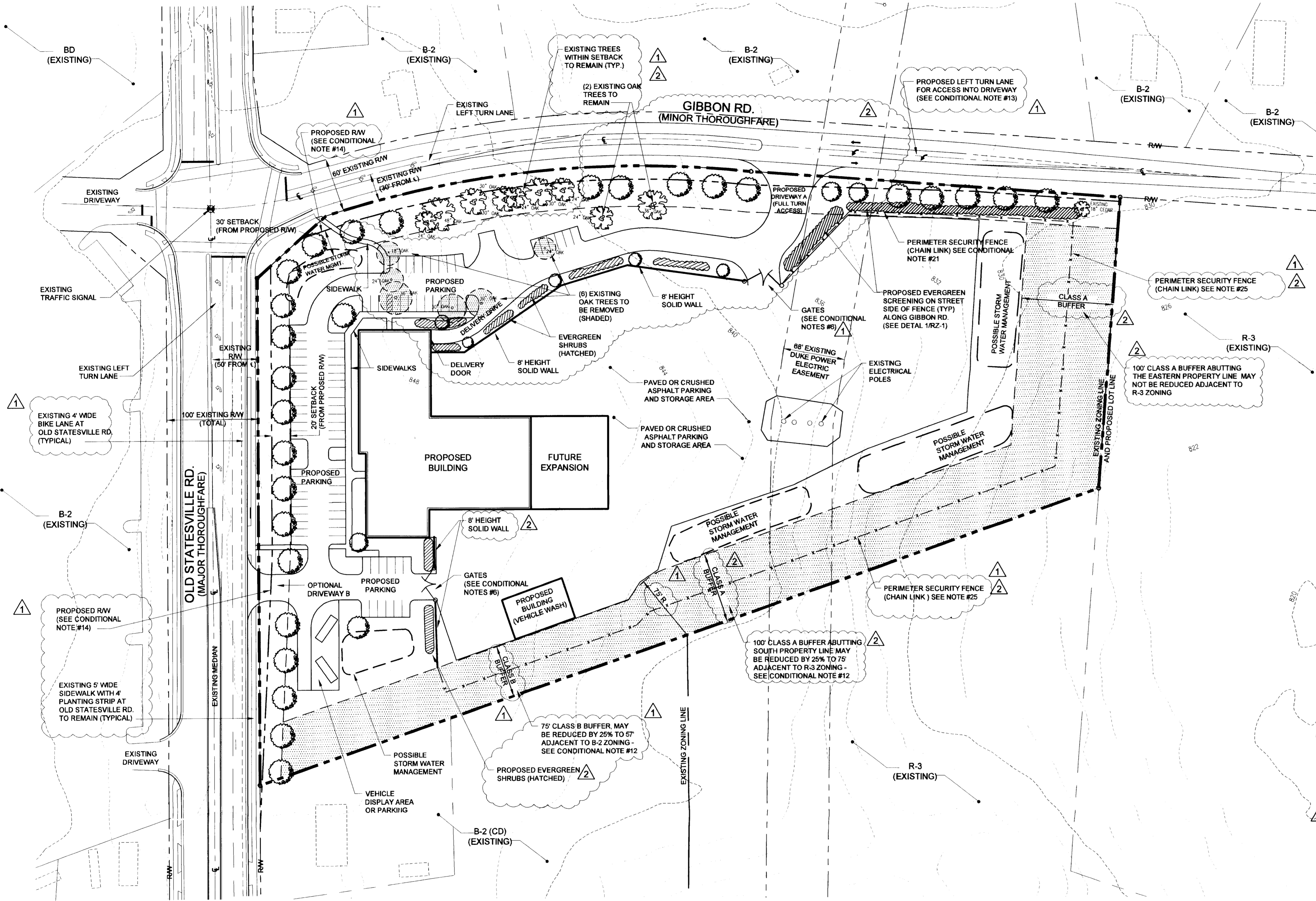
**SITE DATA:**

Tax Parcel: 045-451-03 (portion of)  
 Existing Zoning: B-2(CD)  
 Proposed Zoning: I-2(CD)  
 Proposed Use: sale, repair and leasing of industrial equipment  
 Maximum building space: 50,000 sq ft.  
 Site Acreage: 10.56 acres net (excluding existing street r/w)  
 Max. building height: 45 feet

**PARKING CALCULATIONS:**

USE	APPROX. AREA*	REQUIRED PARKING RATIO	REQUIRED SPACES	SPACES PROVIDED
OFFICE	13,000 S.F.	1 SPACE PER 300 S.F.	43	
WAREHOUSE (PARTS STORAGE)	11,000 S.F.	0.25 SPACES PER 1000 S.F.	3	
SHOP AREA (REPAIRS)	13,000 S.F.	0.25 SPACES PER 1000 S.F.	3	
FUTURE SHOP EXPANSION	13,000 S.F.	0.25 SPACES PER 1000 S.F.	3	
			52 TOTAL (MIN. REQ'D)	84 TOTAL

\*NOTE: SQUARE FOOTAGES OF VARIOUS USES SHOWN ARE APPROXIMATE ONLY, AND MAY BE ADJUSTED BASED ON THE FINAL BUILDING DESIGN AND OWNER PROGRAM REQUIREMENTS, PROVIDED THAT TOTAL BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 50,000 SQUARE FEET MAXIMUM AS SPECIFIED IN SITE DATA AND CONDITIONAL NOTE #5, INCLUDING FUTURE EXPANSION.



07-16

Project Manager: TMM  
 Drawn By: SJH  
 Checked By: TMM  
 Date: 11/21/06  
 Project Number: 06030

Sheet Number:  
**RZ-1**  
 "FOR PUBLIC HEARING"  
 SHEET # 1 OF 1