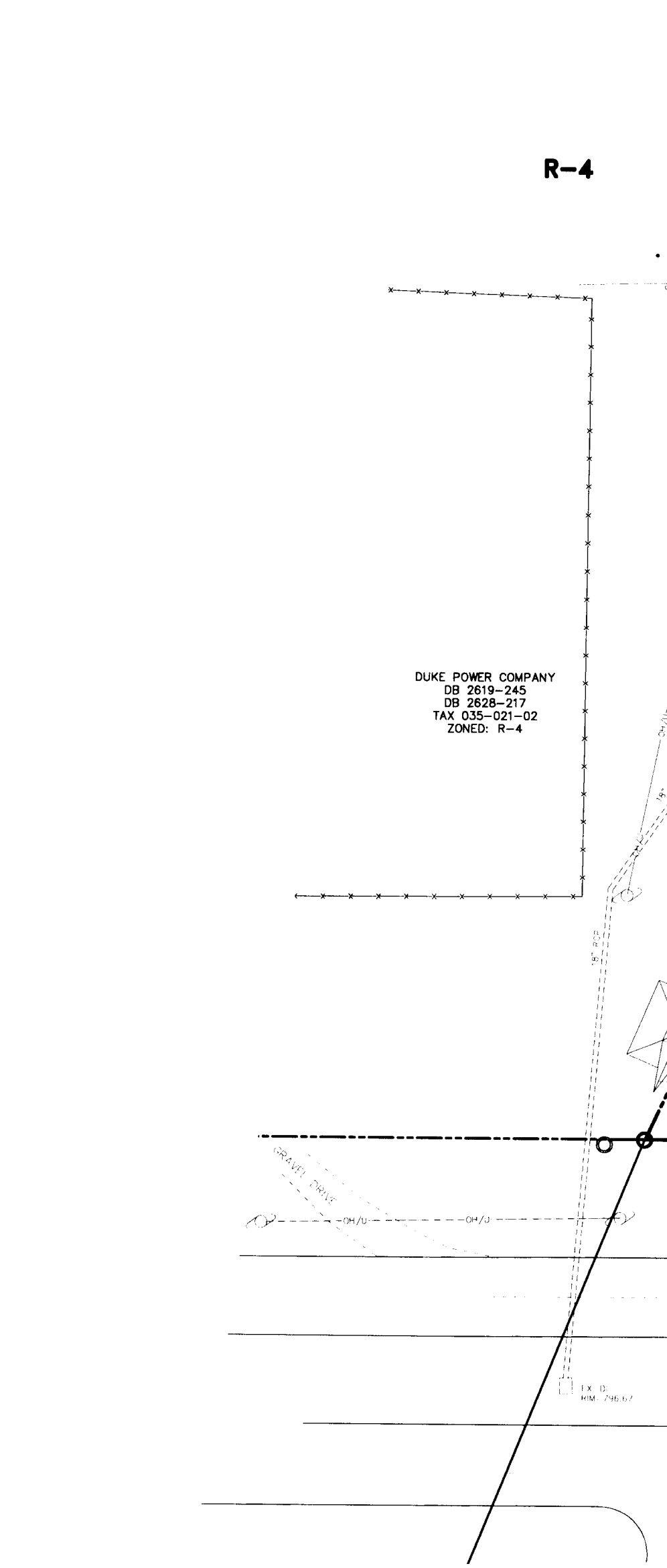
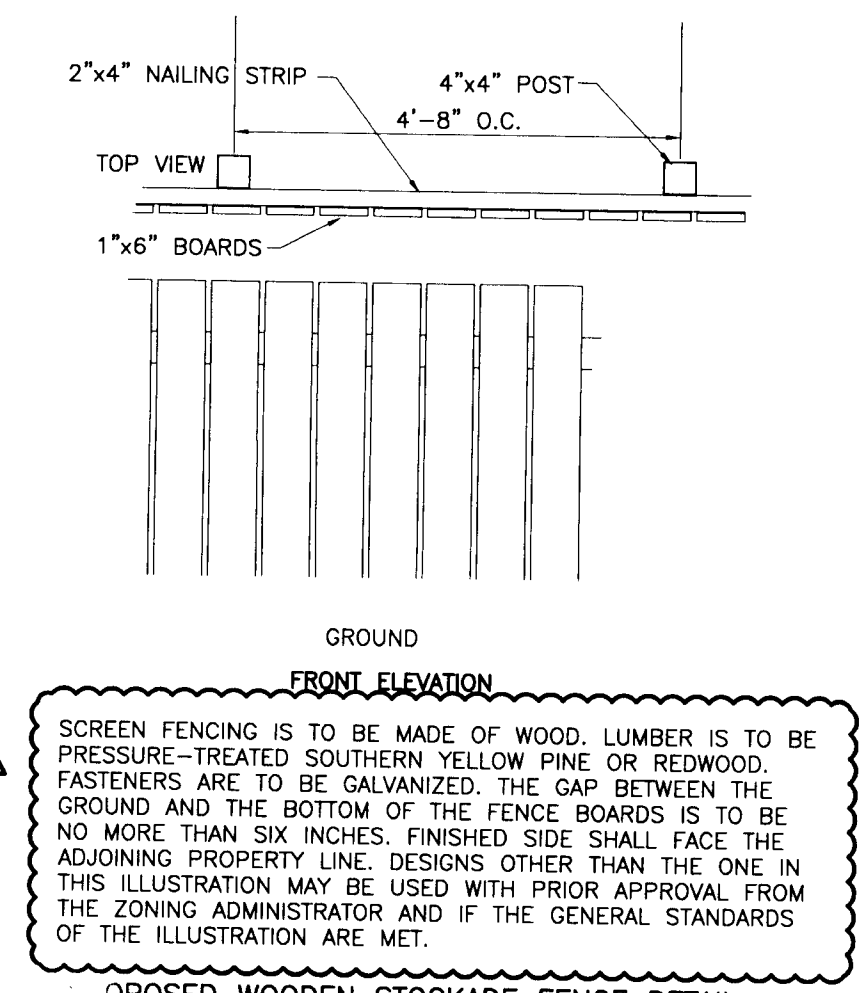
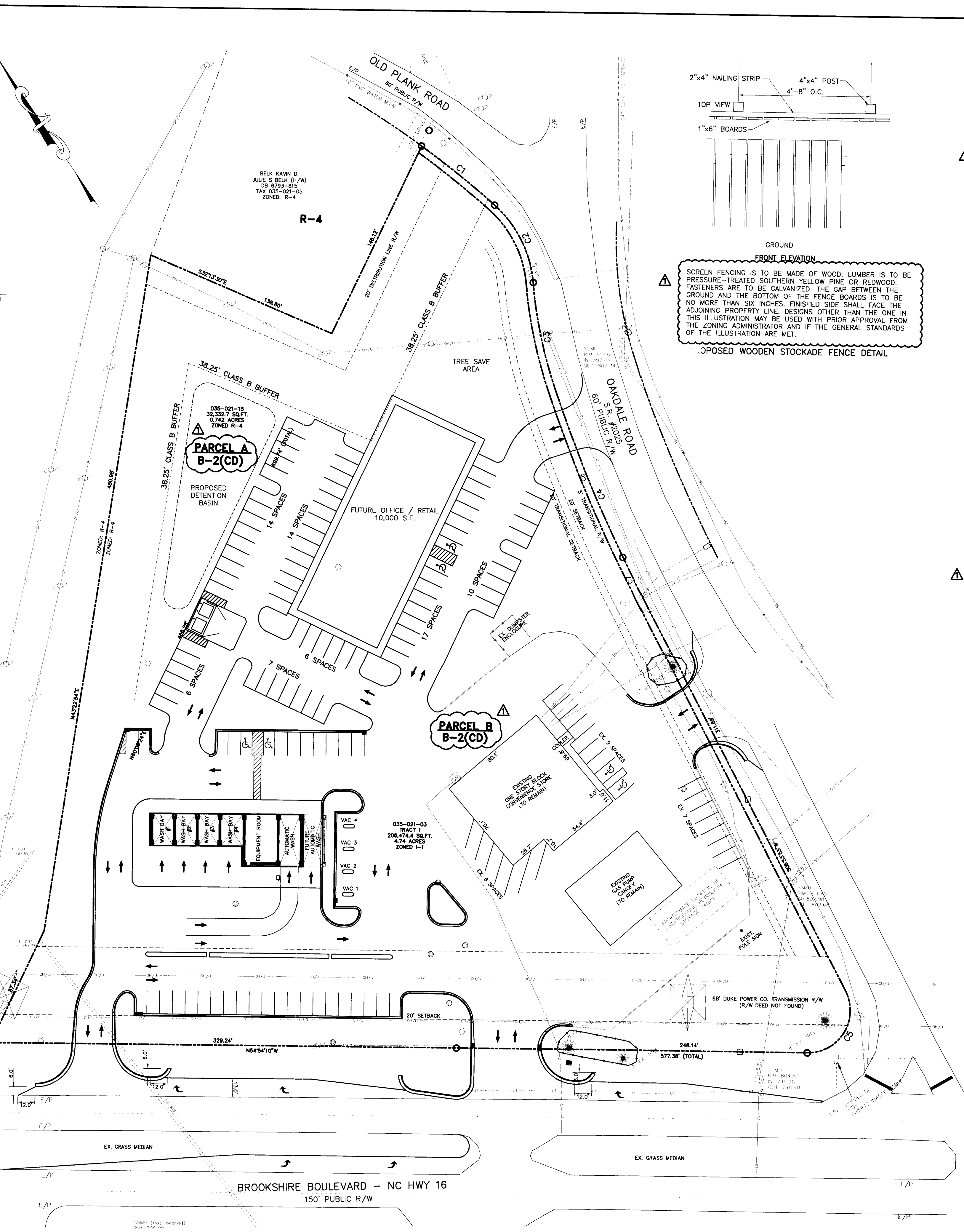


- NOTES:**
1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP.
 2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
 4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
 5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
 6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
 7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
 9. ALL ROAD IMPROVEMENTS AT EASTWAY DRIVE TO BE COORDINATED WITH CITY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 10. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.



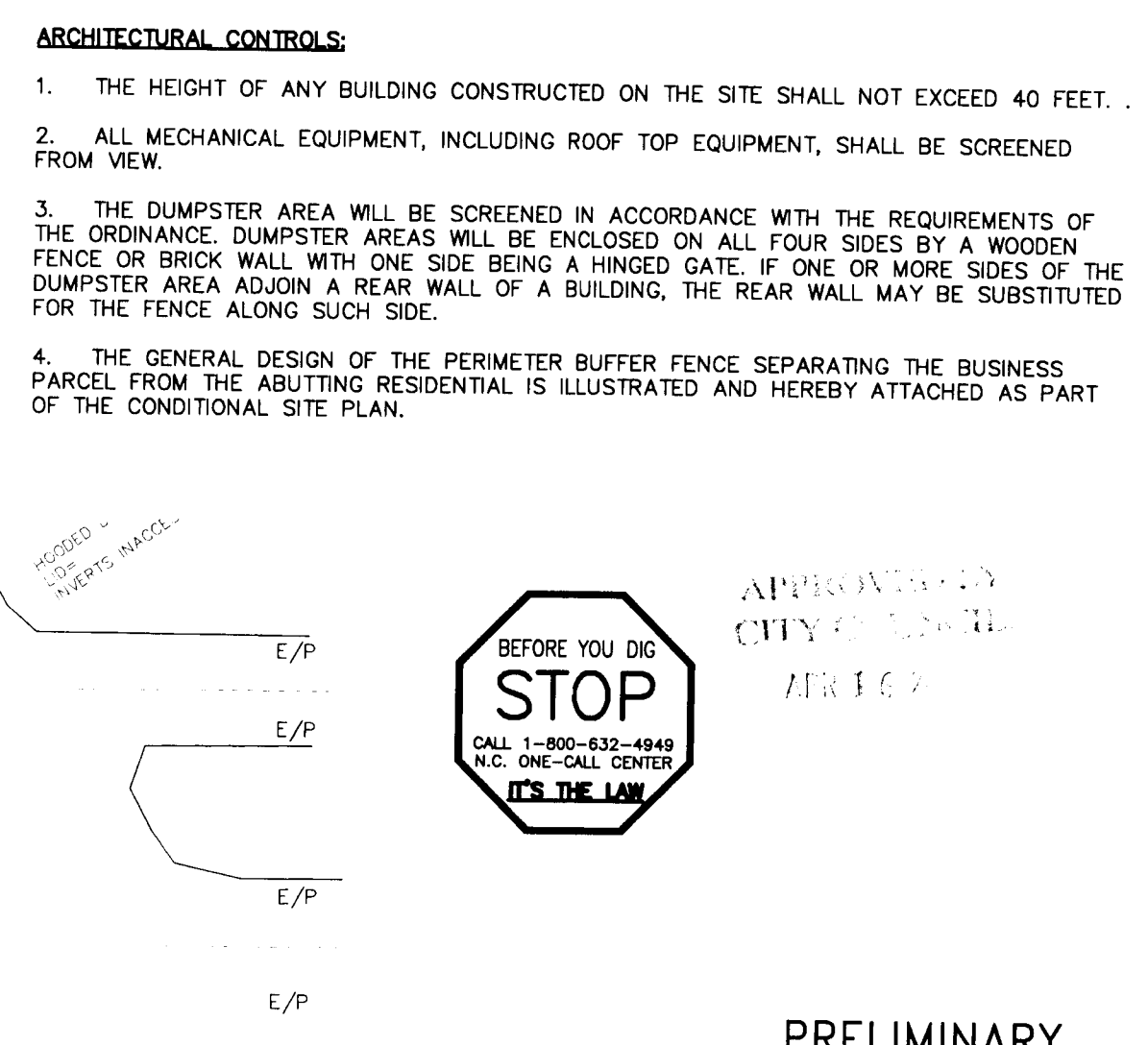
FOR PUBLIC HEARING PETITION # 2007-018



- BUFFER AREAS:**
1. THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET FOR THIS SITE SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER TO THE PROVISIONS OF SECTION 12.304 THEREOF.
 2. ALL BUFFERS SHALL BE MAINTAINED AS UNDISTURBED.
 3. STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE BUFFER AREA.
 4. PARKING SHALL NOT BE ALLOWED IN BUFFER AREA.
 5. THE BUFFER AREA WILL BE ESTABLISHED AS DEPICTED ON THIS TECHNICAL DATA SHEET. IN EVERY INSTANCE, THE BUFFER AREA SHALL SATISFY THE REQUIREMENTS OF SECTION 12.302 OF THE ORDINANCE.
 6. THE WIDTH OF CLASS B BUFFER AREA DEPICTED ON THIS TECHNICAL DATA SHEET HAS BEEN REDUCED BY 25% AS A RESULT OF THE INSTALLATION OF A 6 FOOT HIGH WOODEN FENCE PURSUANT TO SECTION 12.302 OF THE ORDINANCE.
 7. PETITIONER AND ALL SUBSEQUENT OWNERS OF THE SITE SHALL MAINTAIN BUFFER AREAS AND OTHERWISE KEEP SUCH BUFFER AREAS CLEAR OF TRASH AND DEBRIS.
- PERMITTED USES:**
1. FOR TRACT A USES ARE LIMITED TO A DETENTION BASIN
 2. FOR TRACT B ALL USES PERMITTED UNDER B-2 ZONING ARE ALLOWED EXCEPT AUTOMOTIVE SALES, INCLUDING TRACTOR TRUCKS.
- GENERAL PROVISIONS:**
1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-2 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THIS SITE.
 2. THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDINGS OUTLINED ON THIS SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.
- SCREENING AND LANDSCAPED AREAS:**
1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE. LANDSCAPING SHALL BE PLANTED AND IMPROVED IN SEQUENCES TO ACCOMMODATE THE DEVELOPMENT TAKING PLACE ON THE SITE. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
 2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. ANY DUMPSTER VISIBLE FROM A PUBLIC STREET OR FROM ADJOINING PROPERTY WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- SETBACKS, SIDE YARDS AND REAR YARDS:**
1. UNLESS LARGER SETBACK OR YARDS ARE ESTABLISHED ON THIS TECHNICAL DATA SHEET, ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-2 ZONING DISTRICT.
 2. THE BUILDING SETBACKS ALONG OAKDALE ROAD WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THIS TECHNICAL DATA SHEET.
 3. STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE SETBACK.
 4. PARKING SHALL NOT BE PERMITTED WITHIN THE SETBACK.
 5. A TREE SURVEY OF THE SETBACKS IS REQUIRED WITH THE REZONING PETITION FOR COMMERCIAL SITES.
 6. ENTIRE SITE WILL HAVE TO COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
- PARKING:**
1. PARKING AREAS DEPICTED ON THIS TECHNICAL DATA SHEET MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 2. PARKING AREAS MAY BE CONSTRUCTED INSIDE AND OUTSIDE OF BUILDING ENVELOPES.
 3. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE BICYCLE PARKING AND STORAGE REQUIREMENTS OF THE ORDINANCE.
- LIGHTING:**
1. WALL-PACK LIGHTING FIXTURES WILL NOT BE PERMITTED ON ANY BUILDING FACADE OR WALL ADJACENT TO THE PERIMETER OF THE SITE. ANY LIGHTING FIXTURE INSTALLED ON A BUILDING FACADE OR WALL SHALL NOT EXTEND MORE THAN 5 FEET ABOVE THE MAXIMUM HEIGHT OF THE BUILDING TO WHICH IT IS ATTACHED.
 2. LIGHTING FIXTURES SHALL BE PLACED SUCH THAT THE LIGHTING IS EVENLY DISTRIBUTED AND DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. ALL SUCH LIGHTING WILL BE FULLY CAPPED AND/OR SHIELDED.
 3. ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE MAY NOT EXCEED 30 FEET IN HEIGHT. ALL LIGHTING WITHIN THE SITE EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG PUBLIC STREETS SHALL BE DESIGNED SUCH THAT THE DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. ALL SUCH LIGHTING WILL BE FULLY CAPPED AND/OR SHIELDED.
- ACCESS POINTS (DRIVEWAYS)/SIDEWALKS:**
1. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CDOT.
- FIRE PROTECTION:**
1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
 2. FIRE HYDRANTS WILL BE LOCATED WITHIN 750 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE AS REQUIRED.
- ARCHITECTURAL CONTROLS:**
1. THE HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL NOT EXCEED 40 FEET.
 2. ALL MECHANICAL EQUIPMENT, INCLUDING ROOF TOP EQUIPMENT, SHALL BE SCREENED FROM VIEW.
 3. THE DUMPSTER AREA WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG SUCH SIDE.
 4. THE GENERAL DESIGN OF THE PERIMETER BUFFER FENCE SEPARATING THE BUSINESS PARCEL FROM THE ADJUTING RESIDENTIAL IS ILLUSTRATED AND HEREBY ATTACHED AS PART OF THE CONDITIONAL SITE PLAN.

- RIGHT-OF-WAY:**
1. FUTURE RIGHT OF WAY ALONG OAKDALE ROAD SHALL BE RESERVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 2. ALL RIGHT-OF-WAY DEDICATIONS ARE TO BE PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- STORM WATER MANAGEMENT:**
1. LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED. WITH THIS REZONING, ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 2. STORM WATER DETENTION WILL NOT BE LOCATED IN THE BUFFER AREAS OR SETBACKS.
- STORM WATER QUANTITY CONTROL:**
1. 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.
 2. FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK 6-HOUR STORM.
 3. FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
- VOLUME AND PEAK CONTROL:**
1. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
 2. 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 DOWNSREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. OR IF A DOWNSREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS.
 3. FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK 6-HOUR STORM.
- SIGNS:**
1. ALL SIGNS WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 2. ANY WALL SIGN INSTALLED ON THE SITE WILL BE LIMITED TO 75 S.F. OR 10% OF THE WALL WHICHEVER IS THE LEAST.
 3. ANY DETACHED SIGN INSTALLED ON THE SITE SHALL HAVE A MAXIMUM SIGN FACE AREA OF 50 S.F. ON EACH SIDE.
- ROAD IMPROVEMENTS - BROOKSHIRE BLVD. (HWY. NC 16):**
1. CONSTRUCT A WESTBOUND RIGHT TURN LANE AT FIRST ENTRANCE WITH 100' OF STORAGE AND A 100' TAPER.
 2. CONSTRUCT A WESTBOUND RIGHT TURN LANE AT SECOND ENTRANCE WITH A 140' OF STORAGE AND A 100' TAPER.
 3. CONSTRUCT AN EASTBOUND LEFT TURN LANE AT MEDIAN BREAK WITH A 150' OF STORAGE AND A 165' TAPER.
- ROAD IMPROVEMENTS - OAKDALE ROAD (S.R. # 2025):**
1. IMPROVEMENTS ALONG OAKDALE ROAD WILL BE BASED ON THE PLACEMENT AND CONFIGURATION OF THE FINAL ACCESS POINT(S) ALONG OAKDALE ROAD AND WILL BE SUBJECT TO APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CDOT.
- AMENDMENTS TO REZONING PLAN:**
1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING PLAN:**
1. 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, 29, 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.
 2. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THERE RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST, AND ASSIGNS.
 3. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST, AND ASSIGNS OF THE PETITIONER AND OWNERS.

- BUFFER PLATING REQUIREMENTS:**
- 38.25' BUFFER: 8 TREES PER AND 40 SHRUBS PER 100 FT. NO SHRUBS IF FENCE OR WALL IS BUILT.
- DEVELOPMENT DATA:**
- PARCEL A**
TAX PARCEL 035-02-118
TOTAL ACREAGE: 0.742 ACRES
EXISTING ZONING: R-4
PROPOSED ZONING: B-2(CD)
USE: LIMITED TO A DETENTION BASIN
- PARCEL B**
TAX PARCEL 035-02-103
TOTAL ACREAGE: 4.74 ACRES
EXISTING ZONING: I-1
PROPOSED ZONING: B-2(CD)
USE: LIMITED TO USES OUTLINED IN THE "PERMITTED USES SECTION"
MAX. BUILDING AREA: 30,000 SF



PRELIMINARY DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	PDW	1/22/07	CHAR-MECK PLANNING COMM.
2	PDW	3/15/07	CHAR-MECK PLANNING COMM.
3	AMM	4/10/07	CHAR-MECK PLANNING COMM.

GRAPHIC SCALE
1 INCH = 40 FEET

ISAACS
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8355

OAKDALE CARWASH
5600 BROOKSHIRE BLVD. CHARLOTTE, NC

REZONING PETITION

File # 06085.DWG Date: 8/2/06 Project Egr: BTJ
Design By: BTJ
Drawn By: AMM
Scale: 1" = 40'

CO.0