

DEVELOPMENT NOTES:

- GENERAL PROVISIONS**
1. DEVELOPMENT OF THIS SITE SHALL CONFORM TO THE APPROVED REZONING PLAN, THE DEVELOPMENT STANDARDS, AND ALL APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE.
 2. ANY ALTERATION TO THE APPROVED CONDITIONAL REZONING PLAN SHALL BE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.
 3. UNLESS THE APPROVED REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE DEVELOPMENT OF THIS SITE SHALL BE GOVERNED BY ALL REGULATIONS ESTABLISHED IN THE ORDINANCE FOR THE "I-2 (CD)" ZONING DISTRICT.
 4. THE DEVELOPMENT AND USES SHOWN ON THE REZONING PLAN ARE SCHEMATIC AND INTENDED TO DEPICT THE GENERAL LAYOUT AND IMPROVEMENTS ON THIS SITE. THEREFORE, THE FINAL LAYOUT, LOCATION, AND SIZE OF THE IMPROVEMENTS WILL BE MODIFIED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS, SETBACKS, AND BUFFER REQUIREMENTS AS DEPICTED IN THIS REZONING PLAN AND THE OVERALL REZONING PETITION FILE. HOWEVER, SUCH MODIFICATIONS SHALL NOT MATERIALLY ALTER THE OVERALL INTENT OF THE DESIGN AS SHOWN ON THIS PLAN.
 5. THE PARKING LAYOUT AND THE DRIVEWAY LOCATION WILL BE MODIFIED TO ACCOMMODATE THE FINAL BUILDING SIZE AND LOCATION. FURTHERMORE, ALL SIDEWALKS SHOWN ON THIS PLAN WILL BE ALTERED TO ACCOMMODATE ABOVE-GROUND UTILITIES OR STRUCTURES. ANY MODIFICATION TO THE SIDEWALK LAYOUT SHALL NOT MATERIALLY CHANGE THE OVERALL INTENT OF THE DESIGN AS SHOWN ON THIS PLAN.
 6. THE PARCELS OF LAND THAT COMPRISE THIS SITE MIGHT BE COMBINED INTO A SINGLE PARCEL, AT A LATER DATE, BY THE DISCRETION OF THE PETITIONER OR THE OWNER.

PERMITTED USES

1. ALL USES PERMITTED IN THE I-1 (LIGHT INDUSTRIAL) DISTRICT PLUS OUTDOOR MATERIAL AND EQUIPMENT STORAGE AND ASSOCIATED ACCESSORY USES ARE PERMITTED ON THIS SITE.
2. STORAGE OF HAZARDOUS MATERIAL (INCLUDING DIESEL OR GASOLINE) IS PROHIBITED ON THIS SITE.

TRANSPORTATION

1. VEHICULAR ACCESS TO THIS SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS, IF REQUIRED, TO ACCOMMODATE THE FINAL SITE PLAN AND CONSTRUCTION DRAWINGS. FURTHERMORE, THE VEHICULAR ACCESS DEPICTED HEREIN IS ALSO SUBJECT TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. OFF-STREET PARKING, LOADING, AND VEHICULAR TURNING MANEUVERS SHALL CONFORM TO THE MINIMUM STANDARDS ESTABLISHED BY THE CHARLOTTE LAND DEVELOPMENT STANDARDS AND THE ZONING ORDINANCE.

ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING ON THIS SITE SHALL BE ONE STORY.
- STREETScape AND LANDSCAPING**
1. ALL PROPOSED LANDSCAPING SHALL MEET OR EXCEED THE APPLICABLE REQUIREMENTS AS SET FORTH IN THE ZONING ORDINANCE, THE CHARLOTTE LAND DEVELOPMENT STANDARDS, AND THE CHARLOTTE TREE ORDINANCE.
 2. CLASS "A" BUFFERS SHALL BE ESTABLISHED ON THIS SITE AS SHOWN IN THE REZONING PLAN. SUCH BUFFERS SHALL COMPLY WITH THE SECTION 12.302 B(A) OF THE ZONING ORDINANCE. PER SECTION 12.302 B(A), THE PETITIONER MAY REDUCE THE REQUIRED BUFFER WIDTH BY 25% WITH THE INSTALLATION OF A BERM THAT MEETS THE STANDARDS OF THE ORDINANCE.
 3. IF THE ADJACENT PARCEL OF LAND IS EITHER REZONED OR DEVOTED TO A USE THAT ELIMINATES (OR REDUCES) THE BUFFER REQUIREMENTS ON THIS SITE, THE PETITIONER (OR THEN OWNER) MAY REDUCE OR ELIMINATE THE RELEVANT BUFFER (IF ALLOWED), ACCORDINGLY.
 4. THE PLANTING STRIP AND SIDEWALK ALONG PARKER DRIVE SHALL BE MAINTAINED IN ITS CURRENT, EXISTING CONDITION. WHERE PORTIONS OF THE SIDEWALK ARE DISTURBED, THE NEW SIDEWALK AND PLANTING STRIP SHALL BE CONSTRUCTED TO MATCH THE DIMENSIONS AND LOCATION OF THE EXISTING SIDEWALK.

SIGNAGE

1. ALL NEW SIGNAGE SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS.

LIGHTING

1. ANY NEW FREESTANDING LIGHT FIXTURES ON THIS SITE SHALL BE FULLY CAPPED, SHIELDED, AND DOWNWARDLY DIRECTED SO THAT THE ILLUMINATION INTENSITY AT THE PROPERTY LINE SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE ON THIS SITE SHALL BE 25 FEET AS MEASURED FROM THE GROUND ELEVATION AT THE BASE OF THE LIGHT.
3. LIGHT FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. UPON APPROVAL OF THIS REZONING PLAN, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE (AS IMPOSED BY THE REZONING PLAN) SHALL BE BINDING UPON (AND INURE TO THE BENEFIT OF) THE PETITIONER AND THE CURRENT OR SUBSEQUENT OWNER(S) OF THE SITE ALONG WITH THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ORDINANCE.
2. THROUGHOUT THIS REZONING PLAN, PETITION, AND THE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER(S) OF THE SITE WHO MIGHT BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ANY REFERENCE TO "ORDINANCE," HEREIN, SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PLAN AND/OR PETITION IS APPROVED.

GENERAL NOTES:

1. THIS PLAN IS NOT A CERTIFIED SURVEY. BOUNDARY INFORMATION WAS OBTAINED FROM A PLAT PRODUCED BY A.V. BLANKENSHIP, DATED NOVEMBER 1, 1948 AS RECORDED IN MECKLENBURG COUNTY MAP BOOK 6, PAGE 108.
2. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT A.D.A STANDARDS.
6. 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.
7. CONTACT THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
8. TREES WITHIN THE ROAD RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES.
9. ALL TREES OVER 8" IN DIAMETER WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)-336-6692 FOR REQUIRED PERMITS.
10. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION CONTROLS ORDINANCE.
11. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. "IT'S THE LAW"
12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

DEVELOPMENT STANDARDS:

PROJECT NAME: REZONING REQUEST FOR COUNTY WIDE COMMERCIAL PLANS BY: JONES CIVIL DESIGN, P.C. PHONE: (704) 412-8523
 EXISTING ZONING: I-1 JURISDICTION: CITY OF CHARLOTTE
 PROPOSED ZONING: I-2 (CD) REZONING PETITION: 2014-115
 TAX PARCEL #: 119-02-123 & 119-02-126
 EXISTING USE: MATERIAL & EQUIPMENT STORAGE (OUTDOORS)
 PROPOSED USE: MATERIAL & EQUIPMENT STORAGE (OUTDOORS)
 ALLOWED USES: ALL USES PERMITTED BY RIGHT & PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT PLUS MATERIAL AND EQUIPMENT STORAGE (OUTDOORS)
 LOT SIZE: 49,281/1.13 SQ. FEET/ACRES
 EXISTING BUILDING: 1,227 SQ. FEET (TO BE REMOVED)
 PROPOSED MAX. ALLOWABLE FLOOR-AREA RATIO (FAR): 0.06
 MAXIMUM ALLOWABLE BUILDING: 3,000 SQ. FEET
 MAXIMUM PROPOSED BUILDING: 2,500 SQ. FEET
 EXISTING ONSITE IMPERVIOUS AREA: 45,245/1.04 SQ. FT/ACRES
 PROPOSED ONSITE IMPERVIOUS AREA: 23,305/0.54 SQ. FT/ACRES

YARD REQUIREMENTS:
 SETBACK (FRONT): 20' REAR YARD: 10'
 SIDE YARD (WEST): 5' SIDE YARD (EAST): 5'

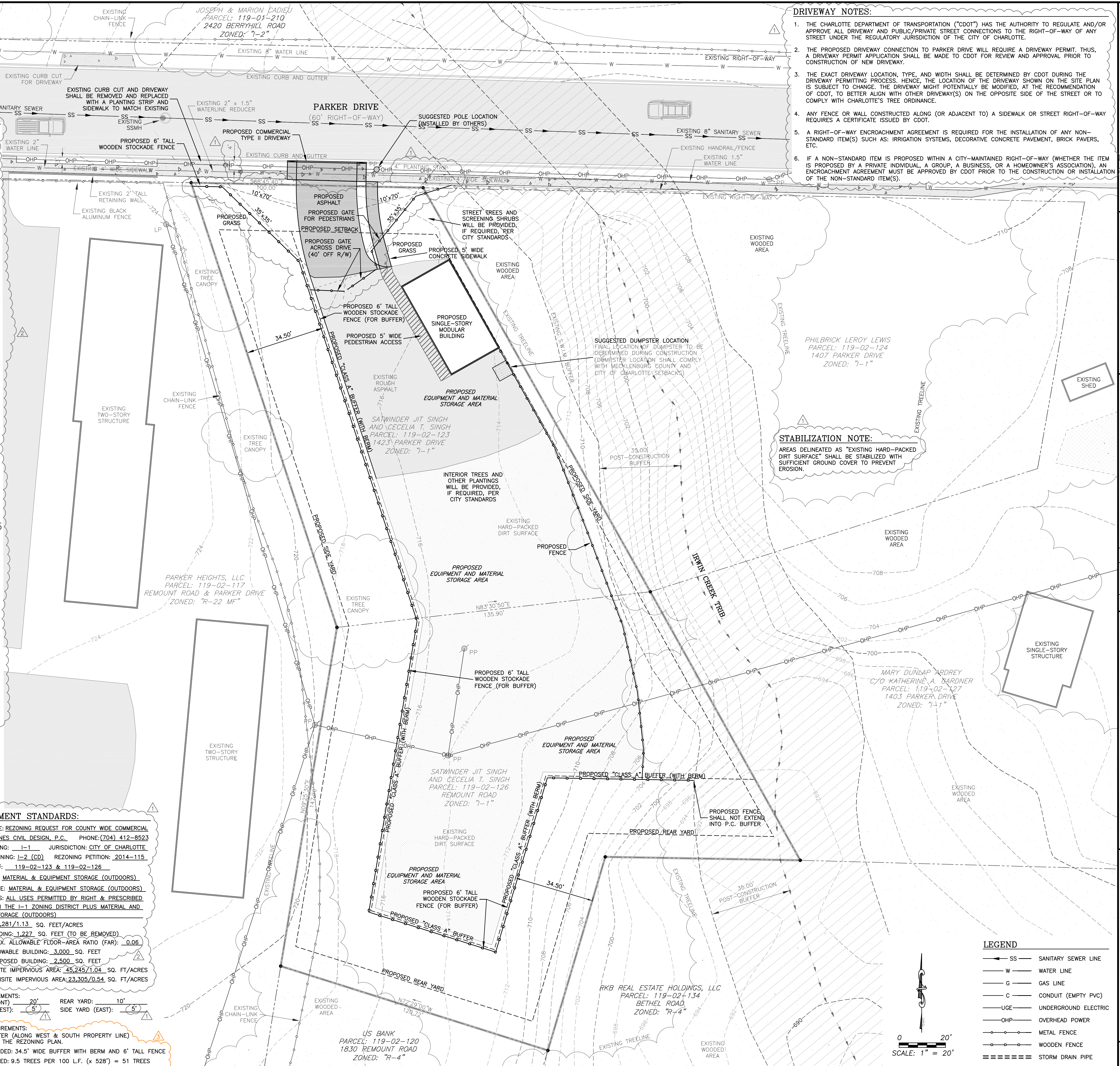
BUFFER REQUIREMENTS:
 CLASS A BUFFER (ALONG WEST & SOUTH PROPERTY LINE) AS SHOWN IN THE REZONING PLAN.
 BUFFER PROVIDED: 34.5' WIDE BUFFER WITH BERM AND 6' TALL FENCE
 TREES REQUIRED: 9.5 TREES PER 100 L.F. (x 528') = 51 TREES

DRIVEWAY NOTES:

1. THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") HAS THE AUTHORITY TO REGULATE AND/OR APPROVE ALL DRIVEWAY AND PUBLIC/PRIVATE STREET CONNECTIONS TO THE RIGHT-OF-WAY OF ANY STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
2. THE PROPOSED DRIVEWAY CONNECTION TO PARKER DRIVE WILL REQUIRE A DRIVEWAY PERMIT. THUS, A DRIVEWAY PERMIT APPLICATION SHALL BE MADE TO CDOT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF NEW DRIVEWAY.
3. THE EXACT DRIVEWAY LOCATION, TYPE, AND WIDTH SHALL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMITTING PROCESS. HENCE, THE LOCATION OF THE DRIVEWAY SHOWN ON THE SITE PLAN IS SUBJECT TO CHANGE. THE DRIVEWAY MIGHT POTENTIALLY BE MODIFIED, AT THE RECOMMENDATION OF CDOT, TO BETTER ALIGN WITH OTHER DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET OR TO COMPLY WITH CHARLOTTE'S TREE ORDINANCE.
4. ANY FENCE OR WALL CONSTRUCTED ALONG (OR ADJACENT TO) A SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
5. A RIGHT-OF-WAY ENCOACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) SUCH AS: IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.
6. IF A NON-STANDARD ITEM IS PROPOSED WITHIN A CITY-MAINTAINED RIGHT-OF-WAY (WHETHER THE ITEM IS PROPOSED BY A PRIVATE INDIVIDUAL, A GROUP, A BUSINESS, OR A HOMEOWNER'S ASSOCIATION), AN ENCOACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION OR INSTALLATION OF THE NON-STANDARD ITEM(S).

STABILIZATION NOTE:

AREAS DELINEATED AS "EXISTING HARD-PACKED DIRT SURFACE" SHALL BE STABILIZED WITH SUFFICIENT GROUND COVER TO PREVENT EROSION.



LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
C	CONDUIT (EMPTY PVC)
UGE	UNDERGROUND ELECTRIC
OHP	OVERHEAD POWER
M	METAL FENCE
WF	WOODEN FENCE
SDP	STORM DRAIN PIPE

JONES CIVIL DESIGN
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 www.jonescivil.com

PRELIMINARY
 NORTH CAROLINA
 ENGINEER
 SEAL 034936
 CURTIS MATTHEW JONES
 NOT FOR CONSTRUCTION
 NORTH CAROLINA
 JONES CIVIL DESIGN, P.C.
 C-3859
 CERTIFICATE OF AUTHORIZATION

REV.	DATE	BY	DESCRIPTION
1	12/11/14	CAJ	REVISED PER CITY COMMENTS
2	2/12/15	CAJ	REVISED PER CITY COMMENTS
3	3/17/15	CAJ	REVISED PER CITY COMMENTS

OUTDOOR STORAGE OF MATERIAL AND EQUIPMENT FOR COUNTYWIDE COMMERCIAL
 CHARLOTTE'S PAVEMENT SOLUTIONS COMPANY

REZONING PLAN
 1423 PARKER DRIVE
 CHARLOTTE, NC
 SHEET C1.2

FILE NAME: BASE-1407.dwg JOB NUMBER: 1407
 ORIGINAL DATE: 09/22/2014 DRAWN BY: CAJ