



DEVELOPMENT NOTES:

GENERAL PROVISIONS

- THIS PLAN IS ONLY A PORTION OF THE REZONING PETITION FILED BY "COUNTY-WIDE COMMERCIAL". FOR ADDITIONAL REQUIREMENTS, REFER TO THE ENTIRE FILE FOR REZONING PETITION "2014-115".
- DEVELOPMENT OF THIS SITE SHALL CONFORM TO THE APPROVED REZONING PLAN, THE DEVELOPMENT STANDARDS, AND ALL APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE.
- ANY ALTERATION TO THE APPROVED CONDITIONAL REZONING PLAN SHALL BE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.
- 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 "1-2 (CD)" ZONING DISTRICT.
- 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 MIGHT 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.
- THE PARKING LAYOUT AND THE DRIVEWAY LOCATION MIGHT BE MODIFIED TO ACCOMMODATE THE FINAL BUILDING SIZE AND LOCATION. FURTHERMORE, ALL SIDEWALKS SHOWN ON THIS PLAN MIGHT BE ALTERED TO ACCOMMODATE ABOVE-GROUND UTILITIES OR STRUCTURES. YET, ANY MODIFICATION TO THE SIDEWALK LAYOUT SHALL NOT MATERIALLY CHANGE THE OVERALL INTENT OF THE DESIGN AS SHOWN ON THIS PLAN.
- 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

- THIS SITE MAY BE DEVOTED TO THE OUTDOOR STORAGE OF MATERIAL AND EQUIPMENT BY THE OWNER ALONG WITH ANY ASSOCIATED ACCESSORY USES THAT ARE PERMITTED UNDER THE ORDINANCE FOR THE "1-2 (CD)" ZONING DISTRICT.
- STORAGE OF HAZARDOUS MATERIAL IS NOT PERMITTED ON THIS SITE.

TRANSPORTATION

- 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.
- 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

- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING ON THIS SITE SHALL CONFORM TO THE APPLICABLE STANDARDS AS SET FORTH IN THE ZONING ORDINANCE AND THE CHARLOTTE URBAN FORESTRY GUIDELINES.
- THE DUMPSTER AREA SHALL NOT BE ENCLOSED BY ANY SCREENING DEVICE DUE TO ITS HIDDEN LOCATION ON THIS SITE. BOTH, THE BUFFER FENCE AND THE PROPOSED BUILDING WILL SHIELD THE DUMPSTER FROM VIEW.

STREETSCAPE AND LANDSCAPING

- 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 URBAN FORESTRY GUIDELINES.
- CLASS "A" BUFFERS SHALL BE ESTABLISHED ON THIS SITE AS SHOWN IN THE REZONING PLAN. SUCH BUFFERS SHALL COMPLY WITH THE SECTION 12.302 OF THE ZONING ORDINANCE. PER SECTION 12.302(b), THE PETITIONER MAY REDUCE THE REQUIRED BUFFER WIDTH BY 25% WITH THE INSTALLATION OF A WALL, FENCE, OR BERM THAT MEETS THE STANDARDS OF THE ORDINANCE.
- 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.
- 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

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

LIGHTING

- 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.
- 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.
- LIGHT FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- UPON APPROVAL OF THIS REZONING PLAN, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE (AS IMPOSED BY THE STANDARDS AND 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.
- 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.
- 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:

- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT A.D.A STANDARDS.
- 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.
- CONTACT THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
- 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.
- ALL TREES OVER 8" IN DIAMETER WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)-336-6692 FOR REQUIRED PERMITS.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION CONTROLS ORDINANCE.
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. "IT'S THE LAW"
- 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)
MAXIMUM ALLOWABLE FLOOR-AREA RATIO (FAR): 0.80
MAXIMUM ALLOWABLE BUILDING: 39,425 SQ. FEET
PROPOSED BUILDING: 1,056 SQ. FEET
EXISTING ON-SITE IMPERVIOUS AREA: 45,245/1.04 SQ. FT/ACRES
PROPOSED ON-SITE 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)
BUFFER PROVIDED: 36.63' WIDE BUFFER WITH 6' TALL FENCE
TREES REQUIRED: 9.5 TREES PER 100 L.F.
INTERIOR SIDE OF BUFFER IS 528' LONG
9.5/100 x 528 = 51 TREES

DRIVEWAY NOTES:

- 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.
- 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.
- 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.
- ANY FENCE OR WALL CONSTRUCTED ALONG (OR ADJACENT TO) A SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) SUCH AS: IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.
- 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 ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION OR INSTALLATION OF THE NON-STANDARD ITEM(S).

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QTY.
	PROPOSED WILLOW OAK (LMT) 2" CAL., 8' MAX. HEIGHT	18
	PROPOSED LACEBARK ELM (LMT) 2" CAL., 8' MAX. HEIGHT	13
	PROPOSED VIRGINIA PINE (SMT) 2" CAL., 8' MAX. HEIGHT	17
	PROPOSED YOSHINO CHERRY (SMT) 2" CAL., 8' MAX. HEIGHT	3

STABILIZATION NOTE:

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

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PRELIMINARY

NOT FOR CONSTRUCTION
JONES CIVIL DESIGN, P.C.
C-3859

OUTDOOR STORAGE OF MATERIAL AND EQUIPMENT FOR COUNTY-WIDE COMMERCIAL
CHARLOTTE'S PAVEMENT SOLUTIONS COMPANY

REQ.	DATE	BY	DESCRIPTION
1	12/11/14	CMJ	REVISED PER CITY COMMENTS

REZONING PLAN
1423 PARKER DRIVE
CHARLOTTE, NC

FILE NAME: BASE-14017.dwg
JOB NUMBER: 14017
ORIGINAL DATE: 09/22/2014
DRAWN BY: CMJ

SHEET
C1.2