

SCREEN FENCING IS TO BE MADE OF WOOD. LUMBER IS TO BE PRESSURE-TREATED SOUTHERN YELLOW PINE OR REDWOOD. FASTENERS ARE TO BE GALVANIZED. THE GAP BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE BOARDS IS TO BE NO MORE THAN SIX INCHES. FINISHED SIDE SHALL FACE INWARDS. DESIGNS OTHER THAN THE ONE IN THIS ILLUSTRATION MAY BE USED WITH PRIOR APPROVAL FROM THE ZONING ADMINISTRATOR AND IF THE GENERAL STANDARDS OF THE ILLUSTRATION ARE MET.

PROPOSED WOODEN STOCKADE FENCE DETAIL

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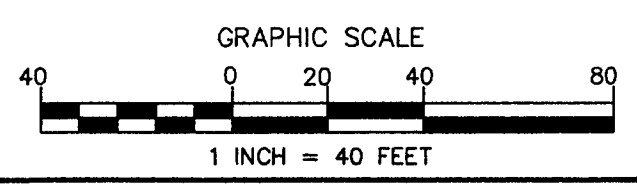
Project: **LITTLE ROCK STORAGE**
LITTLE ROCK RD AND TUCKASEE RD
CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

File # 05215.DWG Date 11/17/05 Project Egr. BTU
Design By. BTU
Drawn By. CBH
Scale 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

DO NOT USE FOR CONSTRUCTION			
NO.	BY	DATE	REVISION
1	CBH	2/15/06	PER PLANNING COMMISSION COMMENTS



BUFFER PLATING REQUIREMENTS:
16.5' BUFFER: 5 TREES PER 100 FT. AND 20 SHRUBS WITHOUT FENCE OR WALL.
10.5' BUFFER: 3 TREES PER 100 FT. AND 20 SHRUBS WITHOUT FENCE OR WALL.

DEVELOPMENT DATA:
TOTAL ACREAGE (INCLUDES FUTURE ROW): 4.53
TOTAL ACREAGE (W/OUT FUTURE ROW): 4.35 ACRES
ZONING: B-1(CD) AND R-3 W/LLW-PA OVERLAY
PROPOSED ZONING: B0(CD) AND O-1(CD) W/LLW-PA OVERLAY (H-D OPTION)
TAX PARCEL 06130221, 06130239, 06130220, 06130219

STORAGE BUILDINGS
PARCEL AREA: 3.20 ACRES (WITHIN FUTURE R/W)
TOTAL BUILDING AREA: 75,000 S.F.
STORAGE OFFICE: 482 S.F.
PARKING REQUIRED: 2 SPACES PROVIDED: 3 SPACES

OFFICE
PARCEL AREA: 1.15 ACRES (WITHIN FUTURE R/W)
OFFICE: 5,000 S.F.
PARKING REQUIRED: 17 SPACES PROVIDED: 28 SPACES

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. 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.

2. THROUGH OUT 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.

NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS.

2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. 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. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF 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.

6. THE ATTACHED ARCHITECTURAL ELEVATION IS HEREBY MADE A PART OF THE CONDITIONAL SITE PLAN AND IS INTENDED TO ILLUSTRATE THE OVERALL GENERAL ARCHITECTURAL DESIGN AND THEME OF THE EXTERIOR WALL AND BUILDINGS ASSOCIATED WITH THE PROPOSED DEVELOPMENT. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE OVERALL DESIGN AND RELATIONSHIP TO ADJUTING PROPERTIES IS PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.

ARCHITECTURAL CONTROLS (OFFICE PARCEL):

THE PROPOSED OFFICE BUILDING WILL BE DESIGNED TO BE GENERALLY RESIDENTIAL IN APPEARANCE BY USING SUCH DESIGN ELEMENTS AS A PITCHED ROOF, RESIDENTIAL STYLE WINDOWS AND DOORS, ETC. BRICK SHALL BE THE PREDOMINATE FINISH MATERIAL COMPRISING AT LEAST 50% OF THE EXTERIOR BUILDING FACADE (SEE ALSO ATTACHED ARCHITECTURAL ELEVATION)

THE GENERAL DESIGN OF THE PERIMETER BUFFER FENCE SEPARATING THE OFFICE PARCEL FROM THE ADJUTING RESIDENTIAL IS ILLUSTRATED AND HEREBY ATTACHED AS PART OF THE CONDITIONAL SITE PLAN.

RIGHT-OF-WAY:

PROPOSED RIGHT OF WAY ALONG BOTH LITTLE ROCK ROAD AND TUCKASEE RD SHALL BE DEDICATED PRIOR TO ISSUANCE OF BUILDING PERMITS.

STORM WATER MANAGEMENT:

1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS, IF ANY, IMPOSED BY CITY OF CHARLOTTE ENGINEERING DEPARTMENT.

2. THE STORM WATER PONDS INDICATED ON THE TECHNICAL DATA SHEET SHALL BE DESIGNED TO PROVIDE STORM WATER DETENTION FOR THE SITE.

3. STORM WATER DETENTION WILL NOT BE LOCATED IN THE BUFFER AREAS OR SETBACKS.

4. THE HIGH DENSITY DEVELOPMENT OPTION SHALL BE UTILIZED TO SATISFY THE LLW-PA WATERSHED REQUIREMENTS.

5. 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 (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.

6. 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 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-YR, 6-HR STORM AND PERFORM A DOWNSSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSSTREAM 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-HOUR STORM.

OPERATIONS (SELF STORAGE):

1. THE OPERATION/FACILITY WILL HAVE ONLY ONE (1) OCCUPANCY LICENSE.

2. NO WORK BY TENANTS WILL BE ALLOWED OUTSIDE OR INSIDE UNITS EXCEPT COMMON PRACTICES IN STORING CONTENTS. (FOR EXAMPLE: NO BUSINESS MAY OPERATE WITHIN THE STORAGE FACILITY)

3. TENANTS MAY ACCESS THEIR STORAGE UNIT(S) ONLY DURING BUSINESS HOURS; ACCESS BY ELECTRONIC KEY PAD. FURTHERMORE, STAFF IS ALWAYS PRESENT DURING OPERATING HOURS.

4. NO EXTERIOR SPEAKERS OR AMPLIFIED SOUND EQUIPMENT SHALL BE PERMITTED.

SIGNS (OFFICE SIGNS):

1. ALL SIGNS, SELF-STORAGE AND OFFICE, WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SIGNS (SELF STORAGE):

1. ANY WALL SIGN INSTALLED ON THE SITE WILL BE LIMITED TO 100 S.F. IN SIZE.

2. ANY DETACHED SIGN INSTALLED ON THE SITE SHALL HAVE A MAXIMUM HEIGHT OF 7 FEET, AND EACH SIDE OF ANY SUCH SIGN SHALL HAVE A MAXIMUM SIGN FACE AREA OF 50 S.F.

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 THE PROVISIONS OF SECTION 12.304 THEREOF.

2. GRADING MAYBE PERFORMED WITHIN REQUIRED BUFFER AREAS.

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 0-1(CD) 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. THE SITE SHALL BE USED FOR A SELF STORAGE FACILITY AND A SEPARATE OFFICE PARCEL AS SHOWN. THE PETITIONER ALSO RESERVES THE RIGHT TO ANY ACCESSORY USES ASSOCIATED WITH THE PROPOSED USES.

2. NO OUTSIDE STORAGE SHALL BE PERMITTED ON THE SITE, INCLUDING THE OUTSIDE STORAGE OF VEHICLES, BOATS, AND GOODS.

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-D ZONING DISTRICT AND O-1 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. THEY 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-D ZONING DISTRICT AND O-1 ZONING DISTRICT.

2. THE BUILDING SETBACKS ALONG TUCKASEE RD 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. AS REQUIRED, A TREE SURVEY OF EXISTING TREES WITHIN THE FRONT SETBACK SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF PLANS FOR BUILDING PERMIT(S) OF THE PROPOSED DEVELOPMENT.

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. PARKING WILL NOT BE PERMITTED BETWEEN THE BUILDINGS AND STREET ALONG TUCKASEE RD.

4. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE BICYCLE PARKING AND STORAGE REQUIREMENTS OF THE ORDINANCE.

LIGHTING:

1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT SITE.

2. 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.

3. ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE MAY NOT EXCEED 20 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.

2. A 6" AND 8" PLANTING STRIP SHALL BE INSTALLED ALONG TUCKASEE RD AS SHOWN.

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 (SELF STORAGE):

1. THE HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL NOT EXCEED ONE STORY. PERIMETER WALLS SHALL NOT EXCEED AN AVERAGE HEIGHT OF 12 FEET WITH ALL ARCHITECTURAL FEATURES BELOW 25 FEET. ALL BUILDINGS SHALL BE LOCATED WITHIN PERIMETER WALLS AND/OR A FENCE.

2. ALL EXTERIOR BUILDING WALLS THAT FACE THE PERIMETER OF THE SITE WILL BE FINISHED WITH STUCCO OR STUCCO TYPE MATERIAL AS WELL AS BRICK ACCENTS.

3. ALL MECHANICAL EQUIPMENT, INCLUDING ROOF TOP EQUIPMENT, SHALL BE SCREENED FROM VIEW.

4. GARAGE DOORS SHALL NOT DIRECTLY FRONT TUCKASEE RD AND GARAGE DOORS WILL NOT BE VISIBLE FROM PUBLIC STREETS OR ADJOINING PARCELS OF LAND

5. 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 ADJON A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG SUCH SIDE.



Landmark Development Partners
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