

# BUFFER AREAS:

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,

## GRADING MAYBE PERFORMED WITHIN REQUIRED BUFFER AREAS.

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

PETITIONER AND ALL SUBSEQUENT OWNERS OF THE SITE SHALL MAINTAIN BUFFER AREAS AND OTHERWISE KEEP SUCH BUFFER AREAS CLEAR OF TRASH AND DEBRIS

HE PETITIONER ALSO RESERVES THE RIGHT TO ANY ACCESSORY USES ASSOCIATED WITH

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

## GENERAL PROVISIONS:

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.

SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SEQUENCES TO ACCOMMODATE THE DEVELOPMENT TAKING PLACE ON THE SITE, ALL ANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. ANY DUMPSTER VISIBLE FROM A PUBLIC STREET OR FROM ADJOINING PROPERTY WILL BE

1. UNLESS LARGER SETBACK OR YARDS ARE ESTABLISHED ON THIS TECHNICAL DATA SHEET, ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE

THE BUILDING SETBACK OF OFF TUCKASEEGEE ROAD WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THIS TECHNICAL DATA SHEET.

## PARKING SHALL NOT BE PERMITTED WITHIN THE SETBACK.

# PARKING:

PARKING AREAS DEPICTED ON THIS TECHNICAL DATA SHEET MAY VARY IN SIZE AND OCATION, BUT IN ALL EVENTS OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

ENVELOPES.

# LIGHTING:

A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT SITE.

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.

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 WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND

# ACCESS POINTS (DRIVEWAYS)/SIDEWALKS:

CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR

THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO IN SIZE. THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT

ON THE SITE.

# ARCHITECTURAL CONTROLS (SELF STORAGE):

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.

ALL EXTERIOR BUILDINGS WALLS THAT FACE THE PERIMETER OF THE SITE WILL BE FINISHED WITH STUCCO OR STUCCO TYPE MATERIAL.

FROM VIEW. GARAGE DOORS SHALL NOT DIRECTLY FRONT TUCKASEEGEE ROAD AND GARAGE

DOORS WILL NOT BE VISIBLE FROM PUBLIC STREETS OR ADJOINING PARCELS OF LAND 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

MAY BE SUBSTITUTED FOR THE FENCE ALONG SUCH SIDE.

SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL

# HOWEVER THE PROVISIONS OF SECTION 12.304 THEREOF.

### STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE BUFFER AREA.

# 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.

FOOT HIGH WOODEN FENCE PURSUANT TO SECTION 12.302 OF THE ORDINANCE

## PERMITTED USES: THE SITE SHALL BE USED FOR A SELF STORAGE FACILITY AND OFFICE AS SHOWN.

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED

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:

ECTION 12,303 OF THE ORDINANCE. LANDSCAPING SHALL BE PLANTED AND IMPROVED IN

SCREENED WITH A SOLID ENCLOSURE WITH GATES.

## SETBACKS, SIDE YARDS AND REAR YARDS:

SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING DISTRICT AND O-1 ZONING DISTRICT.

STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE

PARKING AREAS MAY BE CONSTRUCTED INSIDE AND OUTSIDE OF BUILDING

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

THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND ADJACENT PROPERTIES.

THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL PPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CDOT.

A SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.529 OF THE ORDINANCE.

## FIRE PROTECTION: ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO 1. ANY WALL SIGN INSTALLED ON THE SITE WILL BE LIMITED TO 100 S.F.

ANY DETACHED SIGN INSTALLED ON THE SITE SHALL HAVE A MAXIMUM BUILDING COMMENCES. HEIGHT OF 7 FEET, AND EACH SIDE OF ANY SUCH SIGN SHALL HAVE A FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED MAXIMUM SIGN FACE AREA OF 50 S.F.

# AMENDMENTS TO REZONING PLAN;

SIGNS (SELF STORAGE);

RIGHT-OF-WAY:

CERTIFICATE OF OCCUPANCY.

STORM WATER MANAGEMENT:

AREAS OR SETBACKS.

**OPERATIONS (SELF STORAGE):** 

JAMES G GERRARD

AND GERRARD TIRE CO

05535140

ZONING: B-1SCD

05535136

ZONING: B-1(CD)

CAROLINA ASSOC. LTD

AND PROPERTY TAX DEPT.

ZONING: B-1(QD)

PARTERNSHIP

05535135 /

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;

IF THE PERTITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT ALL MECHANICAL EQUIPMENT, INCLUDING ROOF TOP EQUIPMENT, SHALL BE SCREENED 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. 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.

# TRUST CO. BANK BUILDING TREFZ & TREFZ INC 06130238 ZONING: B-1(CD) TUCKASEEGEE ROAD GATE GATE PROP. BUILDING B BUILDING B 5,050 S.F. OFFICE BUILDING A BUILDING B 13,870 S.F. BUILDING F GRAHAM AND FAUST LLC 06130222 ZONING: B-1(CD) JHM ENTERPRISES INC 06130237 ZONING: B-1(CD)BUÍLDING E 7,200 S.F. PROPOSED RIGHT OF WAY ALONG BOTH LITTLE ROCK ROAD AND TUCKASEEGEE ROAD SHALL BE DEDICATED PRIOR TO ISSUANCE OF DETENTION POND 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. THE STORM WATER PONDS INDICATED ON THE TECHNICAL DATA SHEET DETENTION SHALL BE DESIGNED TO PROVIDE STORM WATER DETENTION FOR THE SITE. 3. STORM WATER DETENTION WILL NOT BE LOCATED IN THE BUFFER 1. THE OPERATION/FACILITY WILL HAVE ONLY ONE (1) OCCUPANCY 2. NO WORK BY TENANTS WILL BE ALLOWED OUTSIDE OR INSIDE UNITS EXCEPT COMMON PRACTICES IN STORING CONTENTS. LOIS ESTELLE DEATON 06130236 1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION ZONING: R-3 ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE PROVIDED BY MECKLENBURG COUNTY GIS. WITH THE REQUIREMENTS OF THE ORDINANCE. 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.

**DEVELOPMENT DATA:** 

ZONING: B-1(CD) AND R-3

STORAGE OFFICE: 482 S.F.

OFFICE: 5,000 S.F.

PROPOSED ZONING: BD(CD) AND 0-1(CD)

TOTAL STORAGE AREA: 71,756 S.F.

TAX PARCEL 06130221, 06130239, 06130220, 06130219

PARKING REQUIRED: 2 SPACES PROVIDED: 3 SPACES

PARKING REQUIRED: 17 SPACES PROVIDED: 29 SPACES

TOTAL ACREAGE: 4.53

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

IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED

5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL

7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

IF DAMAGED DURING CONSTRUCTION.

H/C PARKING SPACES SHOWN.

UNDERGROUND AND OVERHEAD UTILITIES.

UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY

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

6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT

8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS

APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING,

BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND

MICHEAL SCOTT FARMER

AND MARGRET MCALUER

05917210

ZONING: R-3

MULBERRY BAPTIST CHURCH

05917211, 05917212 ZONING: R-3

DO NOT USE FOR CONSTRUCTION

**PRELIMINARY** 

GRAPHIC SCALE

20

1 INCH = 40 FEE

D4S No.4 WESTERN RED CEDAR-1X6 FACE BOARDS WITH 1" MITER AT BOTH CORNERS OF BOARD. SPACE BOARDS 1/2" APART SCREWS TO BE USED TO FASTEN

FACE BOARDS

4X4 D4S No.2

GROUND USE

2X4 D4S No.2 YELLOW PINE TREATED EVEN SPACE

1'-4"øx3'-6"

MULBERRY BAPTIST CHURCH

05917214

ZONING: R-3

L M SPITTLE AND

RUTH K SPITTLE 06130216

ZONING: R-3

\_ M SPITTLE AND

RUBY K SPITTLE

06130216 ZONING: R-3

HAROLD LEE JORDAN JR

AND DONNA M JORDAN

ZONING: R-3

06130215

CONC. FOOTING

3000 PSI CONCRETE

YELLOW PINE POST

TREATED FOR ABOVE

FOR ABOVE GROUND USE, TYP.

JOE LEE STRETTON AND

JOYCE C STRATTON

05917213 ZONING: R-3

OFFICE

5,000 S.F.

EVEN SPACE-

PROPOSED WOODEN STOCKADE FENCE DETAIL

-GROUND

LITTLE ROCK RD AND TUCKASEEGEE RD CHARLOTTE, NORTH CAROLINA

C1.0

Addison to the Day

Uber Berul

REZONING PLAN 05215.DWG | Date: 11/17/05 | Project Egr: BTU ISAACS ? Orawn Bv.

CHARLOTTE, N.C. 28217

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