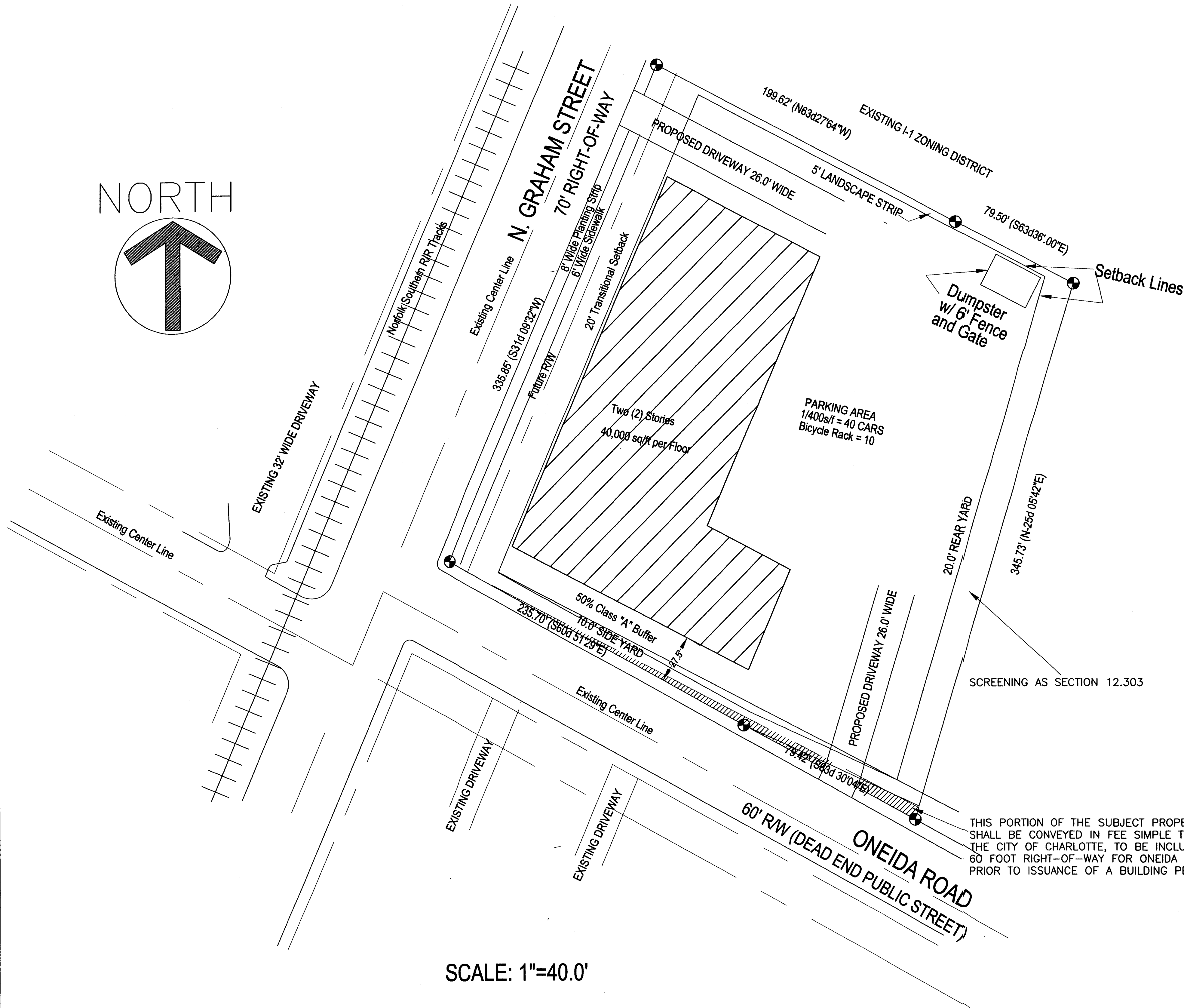
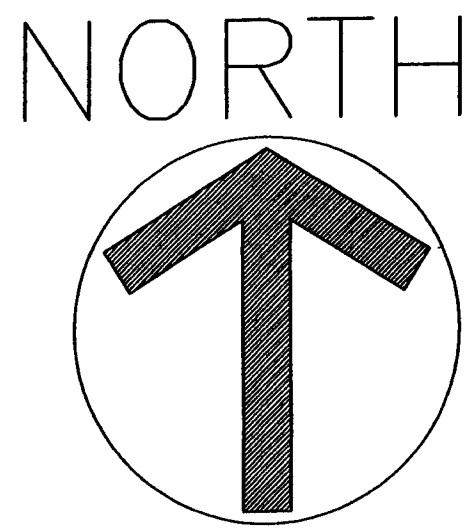


VICINITY MAP



SCALE: 1"=40.0'

SITE DEVELOPMENT SUMMARY

TAX PARCEL NOS: 045-091-11 & 12  
TOTAL ACREAGE: 2.330 ACRES  
EXISTING ZONING: R-4

PROPOSED USES: LIGHT INDUSTRIAL &  
WAREHOUSING (NO AUTOMOBILE SALES,  
HOTELS OR MOTELS SHALL BE PERMITTED  
MAXIMUM SQUARE FOOTAGE: 81,195 s/f  
FRONT YARD SETBACK = 20.0'  
SIDE YARD SETBACK = 5.0' & 10.0'  
REAR YARD = 20.0'

DEVELOPMENT NOTES:

1. DEVELOPMENT OF THIS I-1 CONDITIONAL DISTRICT IS BASED ON THE PROVISIONS OF THE APPLICABLE ZONING ORDINANCE STANDARDS AND THE RULES, REGULATIONS, IMPOSED AND THE SPECIFIC SITE PLAN.
2. THE PERMITTED USES IN THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH CODE SECTION 9.1102, 911-3 AND 9.1104, EXCLUDING AUTOMOBILE SALES, HOTELS AND MOTELS.
3. DEVELOPMENT STANDARDS AND EXPANSION(S) ASSOCIATED WITH THIS SITE WILL COMPLY WITH CODE SECTIONS 9.1105 (DEVELOPMENT STANDARDS FOR INDUSTRIAL DISTRICTS) FOR UP TO FOUR BUILDINGS, NOT TO EXCEED 40,000 S/F OR FAR 0.80.
4. A FUTURE RIGHT OF WAY SHALL BE MEASURED 50 FEET FROM THE EXISTING CENTERLINE OF N. GRAHAM STREET. ADDITIONAL RIGHT-OF-WAY, IF APPLICABLE, WILL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
5. SCREENING OF THE PARKING, DUMPSTERS, LOADING DOCKS/SPACES AND OUTDOOR STORAGE OF MATERIAL, STOCK AND EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH CODE SECTION 12.303 OF THE ORDINANCE.
6. PARKING SHALL BE BASED ON THE USE AND WILL COMPLY WITH THE STANDARDS SET FORTH IN THE CODE FOR BOTH VEHICLES AND BICYCLES. ALL PARKING LOTS SHALL COMPLY WITH THE PROVISIONS OF SECTION 12.330 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. PARKING WILL NOT BE LOCATED BETWEEN THE PROPOSED BUILDING(S) AND GRAHAM STREET.
7. SIGN AGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. LIGHTING SHALL BE FULLY SHIELDED NO WALL "PAK" LIGHTING SHALL BE ALLOWED.
9. NEW DRIVEWAYS SHALL BE LOCATED AT THE TIME OF DESIGN DEVELOPMENT AND WILL BE SUBJECT TO A DRIVEWAY PERMIT REVIEW BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION..
10. DEVELOPMENT OF THESE PARCELS SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
11. A TREE SURVEY TO IDENTIFY, LOCATE AND MAP ALL TREES 8 INCH CALIPER AND LARGER IN THE SETBACK AREAS ALONG NORTH GRAHAM STREET AND INDIA ROAD SHALL BE PROVIDED FOR PLAN SUBMITTAL AND REVIEW BY URBAN FORESTRY ASSOCIATED WITH THE BUILDING PERMIT PROCESS.
12. AN 8 FOOT PLANTING STRIP FOLLOWED BY A 6 FOOT SIDEWALK AND A CONCRETE BUS WAITING PAD, IF REQUIRED BY CATS, SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF THE SUBJECT PARCEL WITH NORTH GRAHAM STREET. SAID IMPROVEMENT SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. TYPICAL SURFACE PARKING LOTS ASSOCIATED WITH ALL DEVELOPMENT WILL PROVIDE A PARKING MODULE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
14. 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, STORM WATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THIS DEVELOPMENT SITE. THIS INCLUDED CHAPTER 6, 9, 12, 17, 18, 19, 20 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.
15. "STORM WATER QUALITY TREATMENT"  
ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT THAT WILL HAVE GREATER THAN 24% BUILT-UP AREA IS TO HAVE WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO TREAT STORM WATER RUNOFF FROM THE ENTIRE BUILT-UP AREA. WITHIN THE SEPARATE, DEFINED DRAINAGE AREA, THE BMPs ARE TO BE CONSTRUCTED TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TOSS) REMOVAL FOR THE ENTIRE POST RUNOFF VOLUME FOR THE FIRST 1-INCH OF RAINFALL. THE 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  
THE USE OF LOW IMPACT DESIGN (LID) SUCH AS BIO-RETENTION SYSTEMS IN TREE ISLANDS, GRASSED SWELLS, VEGETATED BUFFERS, LEVEL SPREADERS, AND OTHER INNOVATIVE SYSTEMS IN A "TREATMENT TRAIN" IS OPTIONAL AND ENCOURAGED WHERE APPLICABLE LID SYSTEMS CAN BE EMPLOYED IN WHOLE OR IN PART, TO MEET THE 85% TOSS TREATMENT STANDARD FOR STORM WATER RUNOFF. LID MUST BE DESIGNED AND CONSTRUCTED PER THE NCDENR BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0  
  
"STORM WATER VOLUME AND PEAK CONTROLS"  
ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT WILL HAVE GREATER THAN 24% BUILT-UP AREA IS TO HAVE BEST MANAGEMENT PRACTICES (BMPs) TO CONTROL THE ENTIRE RUNOFF VOLUME FOR THE 1 YEAR, 24 HOUR STORM. THE RUNOFF VOLUME DRAW DOWN TIME FOR THE BMPs SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. THE PEAK RUNOFF RATES SHOULD BE CONTROLLED WITH BMPs TO MATCH THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 10 YEAR AND 25 YEAR, 6 HOUR STORM OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. STORM WATER RUNOFF FROM THE DEVELOPMENT SHALL BE TRANSPORTED FROM THE SITE BY VEGETATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICABLE.  
  
EXPANSE OF BLANK WALL WILL NOT EXCEED 20 FEET IN LENGTH ALONG THE BUILDING WALL FACADE ON THE E. ONEIDA ROAD" FRONTAGE. FIFTY (50%) OF A CLASS "A" BUFFER WILL BE INSTALLED ALONG THE STREET FRONTAGE OF ONEIDA ROAD.  
THE FACADE ALONG THE STREET FRONTAGE OF NORTH GRAHAM STREET WILL CONTAIN 25% OF TRANSPARENT WINDOWS OR DOORS OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION. PROVIDE SECURITY 6.0' HIGH FENCING ALONG "ONEIDA & GRAHAM ROAD" AND SHALL BE DECORATIVE A 5.0' PLANTING STRIP AND 5.0' SIDEWALK SHALL BE INSTALLED ALONG ONEIDA ROAD, AS PER CDDOTs REQUEST.

FOR PUBLIC HEARING  
PETITION #2006-121

PROJECT:	Dwg No.	RZ-1
	Scale:	1"=40.0'
N. GRAHAM ST. & ONEIDA RD Charlotte, NC	Date:	11/15/06
	Dwn: hkl	Chk: rlb

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