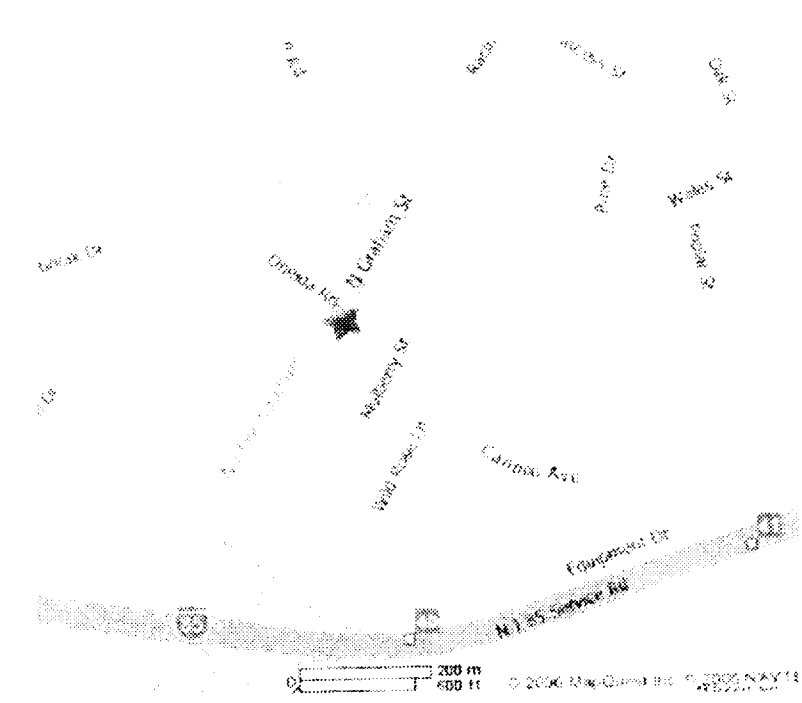
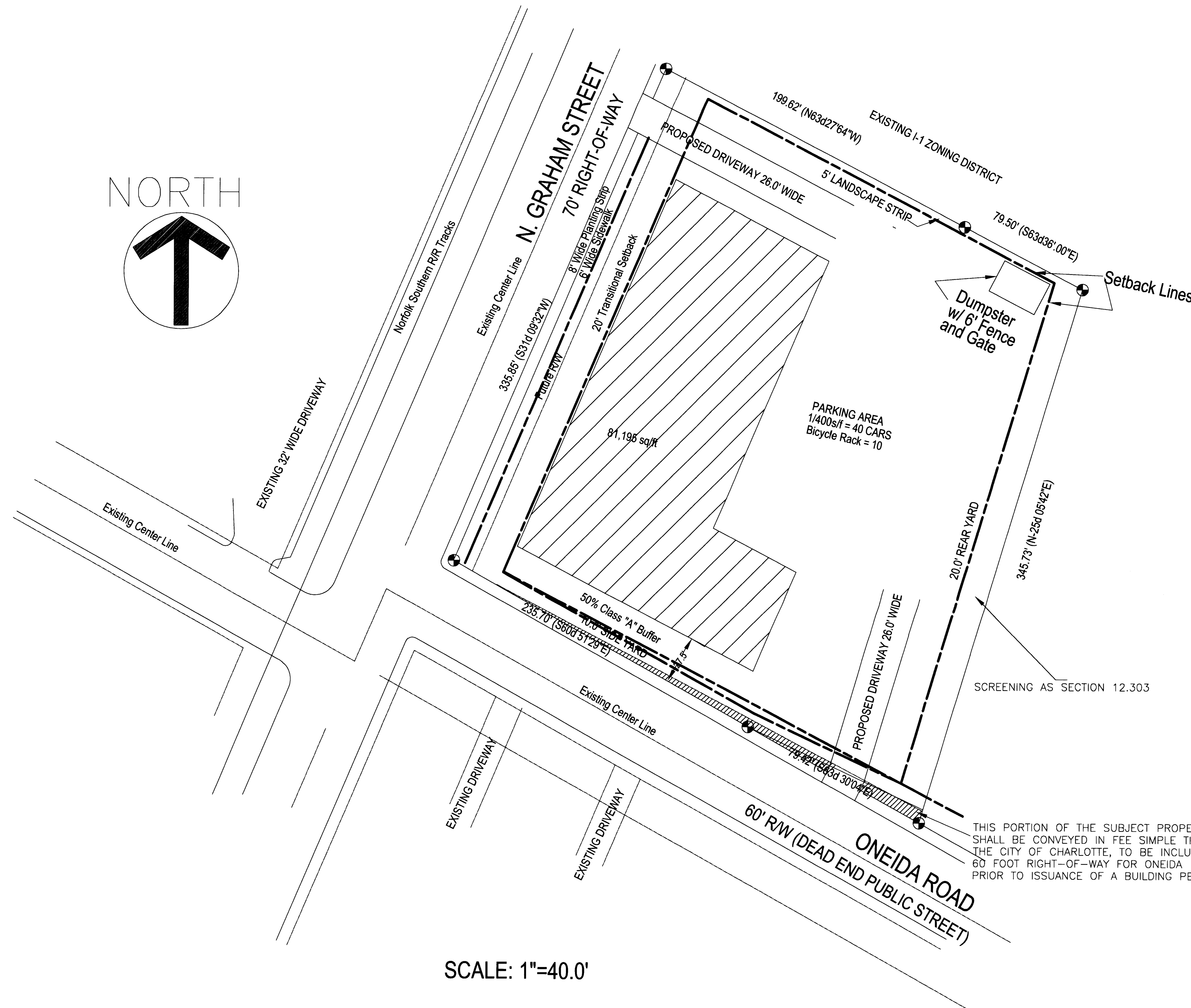
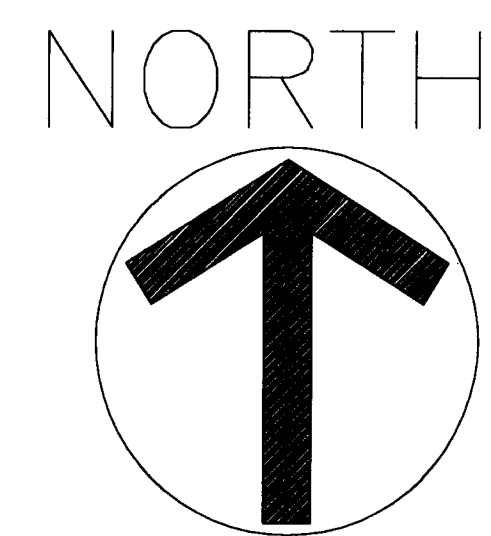




VICINITY MAP



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, 9.11-3 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 QUANTITY CONTROL"

THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

"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.

"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 PRE-DEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6 HR STORM AND PERFORM A DOWNSTEAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTEAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6-HR STORM.

A "TREE SURVEY" SHALL BE PERFORMED PRIOR TO A "PERMIT REQUEST" AND SUBMITTED TO THE EPM LAND DEVELOPMENT SERVICES DIVISION.

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 CDDOT'S REQUEST.

THIS PORTION OF THE SUBJECT PROPERTIES SHALL BE CONVEYED IN FEE SIMPLE TITLE TO THE CITY OF CHARLOTTE, TO BE INCLUDED IN 60 FOOT RIGHT-OF-WAY FOR ONEIDA ROAD, PRIOR TO ISSUANCE OF A BUILDING PERMIT

Revised 1/10/07

FOR PUBLIC HEARING
PETITION #2006-121