

SITE DEVELOPMENT SUMMARY

-TAX PARCEL NOS: 045-091-11 & 12

-TOTAL ACREAGE: 2.330 ACRES

-EXISTING ZONING: R-4

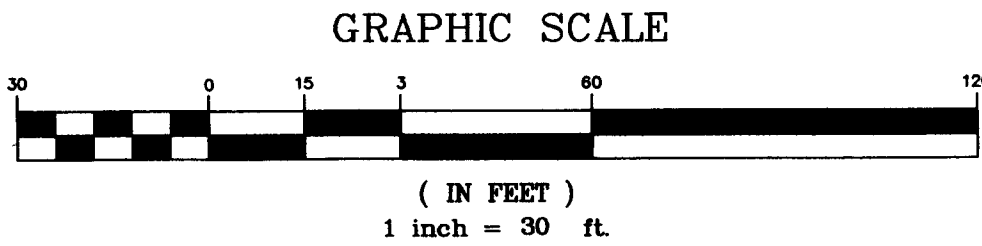
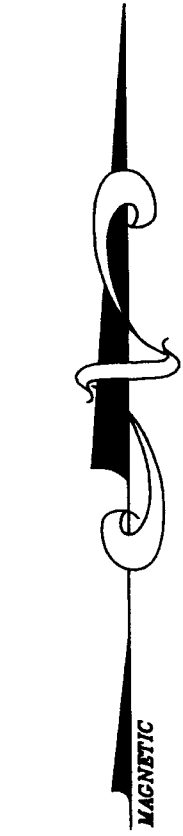
-PROPOSED ZONING: I-1 (CD)

- PROPOSED USES: LIGHT INDUSTRIAL & WAREHOUSING (NO AUTOMOBILE SALES SHALL BE PERMITTED)

-MAXIMUM SQUARE FOOTAGE: 0.80 F.A.R.

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, 9.1103 AND 9.1104, EXCLUDING JUNK YARDS.
3. DEVELOPMENT STANDARDS AND EXPANSION(S) ASSOCIATED WITH THIS SITE WILL COMPLY WITH CODE SECTION 9.1105 (DEVELOPMENT STANDARDS FOR INDUSTRIAL DISTRICTS) FOR UP TO FOUR BUILDINGS.
4. THE FUTURE RIGHT OF WAY SHALL BE MEASURED 50 FEET FROM THE EXISTING CENTERLINE OF WESTINGHOUSE BLVD. THE EXISTING RIGHT OF WAY IS CURRENTLY 75 FEET FROM THE EXISTING CENTERLINE, THEREFORE NO ADDITIONAL RIGHT OF WAY OR TRANSITIONAL SETBACK IS REQUIRED.
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 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 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. LIGHTING SHALL BE FULLY SHIELDED FROM ADJACENT PROPERTIES.
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.



GNA DESIGN ASSOCIATES, Inc.

428 East Fourth Street
Suite 408
Charlotte, NC 28202

Surveying • Landscape Architecture • Civil Engineering

PRELIMINARY
NOT FOR
CONSTRUCTION

©Copyright
The use of these drawings
without written permission
from the architect/engineer
is prohibited. Violators
will be subject to legal
action.

PROJECT: N. GRAHAM ST. & ONEIDA RD.
CHARLOTTE, NORTH CAROLINA

SHEET TITLE: ILLUSTRATIVE SITE PLAN

Project No.	61906
Checked by	TLH
Drawn by	JMD
Date Drawn	06.26.06
Revisions	
Sheet	RZ-1