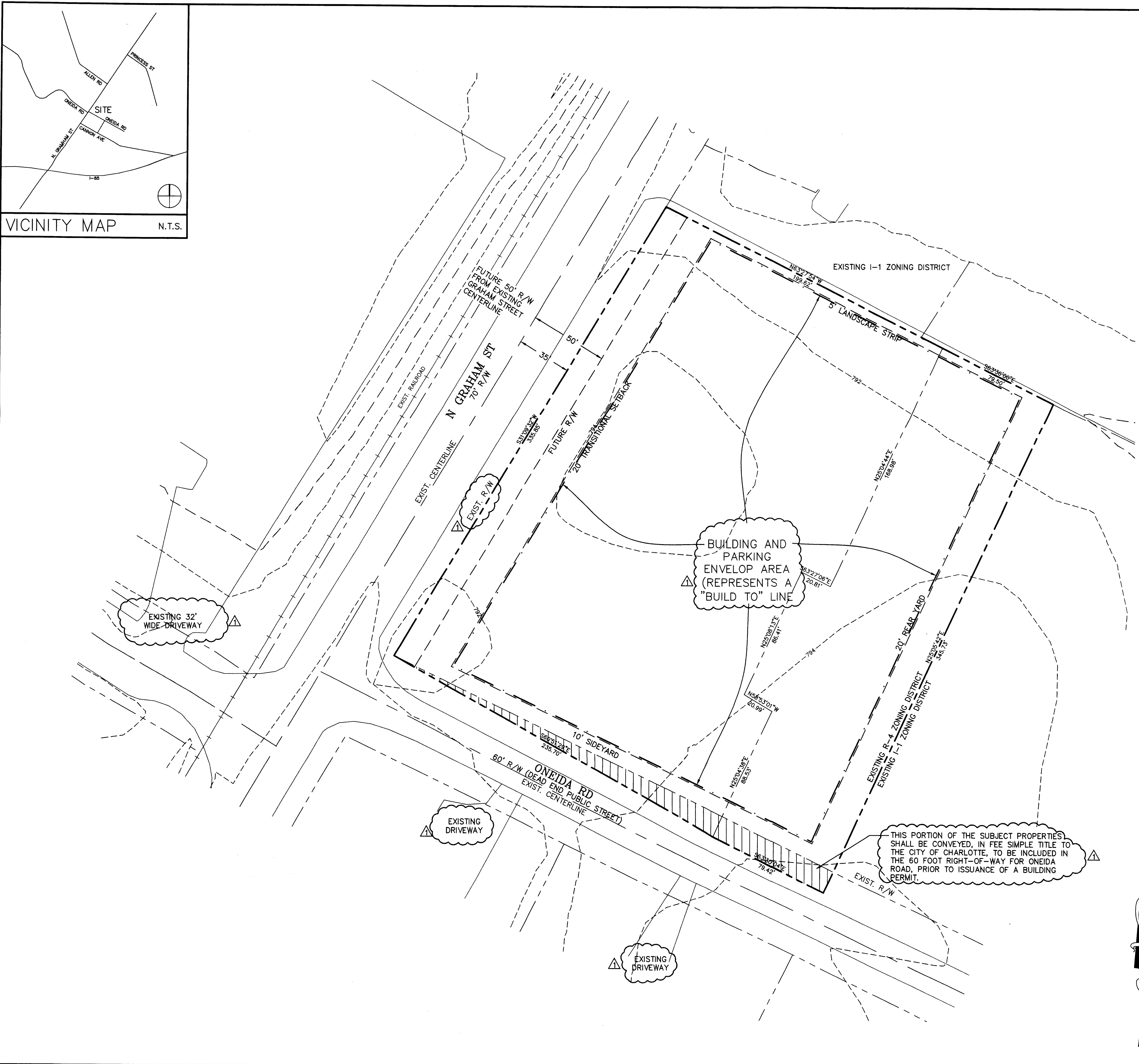


VICINITY MAP N.T.S.



SITE DEVELOPMENT SUMMARY

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

-TOTAL ACREAGE: 2.330 ACRES

-EXISTING ZONING: R-4

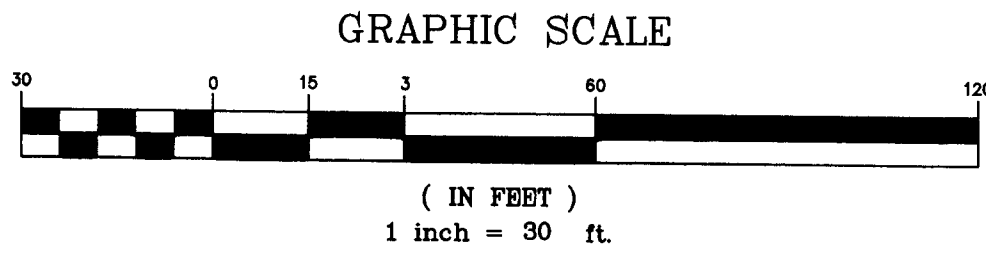
-PROPOSED ZONING: I-1 (CD)

- PROPOSED USES: LIGHT INDUSTRIAL & WAREHOUSING (NO AUTOMOBILE SALES, HOTELS OR MOTELS 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 AUTOMOBILE SALES, HOTELS AND MOTELS.
  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. 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 12.303 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 AND 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 ONEIDA 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 IMPROVEMENTS 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-MECKLENBURG 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 INCLUDES 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" SHALL BE REQUIRED UPON SUBMITTAL TO THE CITY ENGINEERING DEPARTMENT FOR APPROVAL THROUGH THE STANDARD PERMITTING PROCESS.
- ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT THAT WILL HAVE GREATER THAN 24% BUILT-UPON AREA IS TO HAVE WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO TREAT STORM WATER RUNOFF FROM THE ENTIRE BUILT-UPON AREA WITHIN THE SEPARATE, DEFINED DRAINAGE AREA. THE BMPs ARE TO BE CONSTRUCTED TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT 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 SWALES, 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% TSS 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 THAT WILL HAVE GREATER THAN 24% BUILT-UPON 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 DOWNSLOPE 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.



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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	
09.22.06 PER	STAFF REVIEW
Sheet	
RZ-1	

FOR PUBLIC HEARING: PETITION #2006-121

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