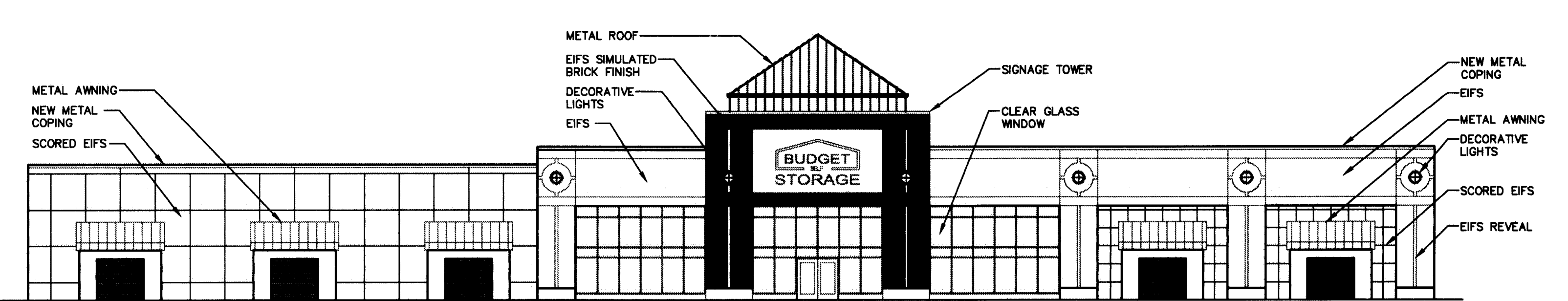
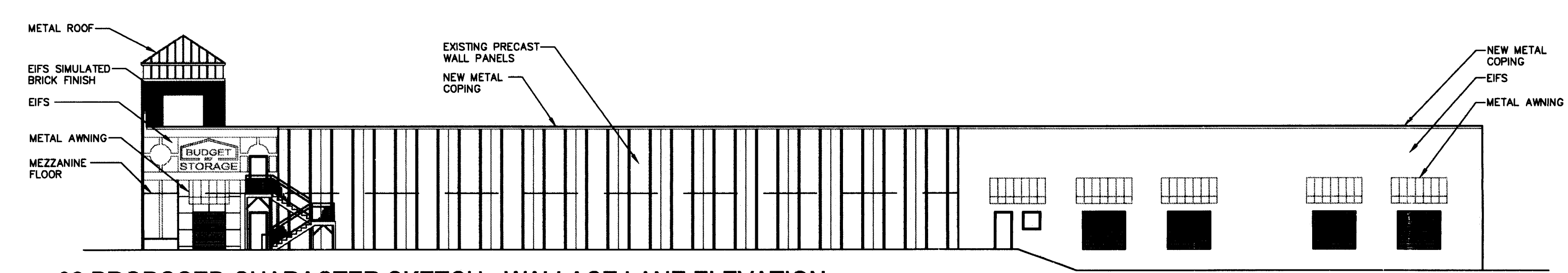


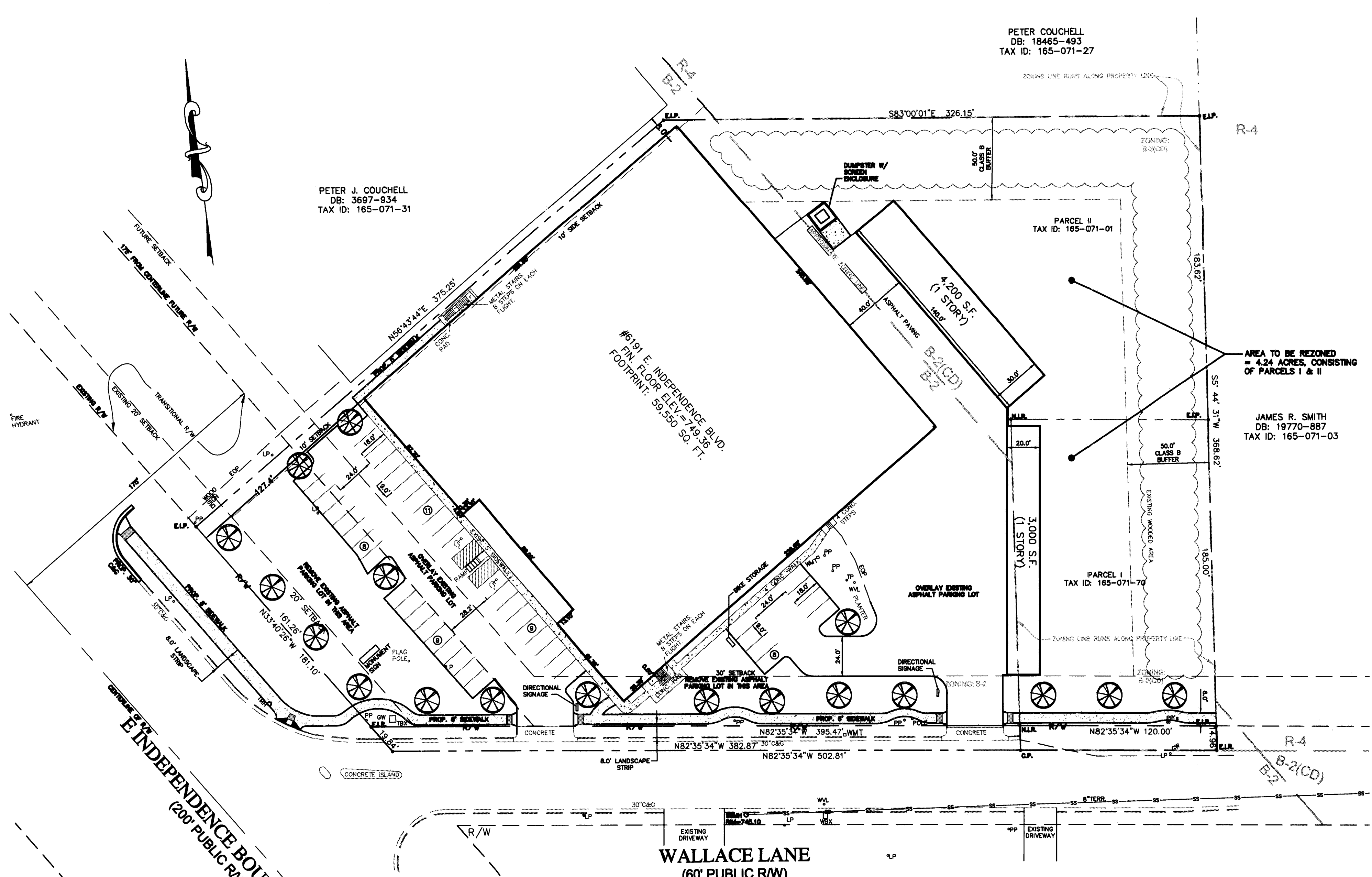
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03 PROPOSED CHARACTER SKETCH - INDEPENDENCE BOULEVARD ELEVATION



02 PROPOSED CHARACTER SKETCH - WALLACE LANE ELEVATION



01 SITE PLAN

SITE DATA TABLE

TAX PARCEL NO.:	165-071-01 & 165-071-70
STREET ADDRESS:	6191 EAST INDEPENDENCE BLVD.
TOTAL PROPERTY AREA:	162,337.0 (4.4164 ACRES)
AFTER R/W DEDICATION:	164,894.4 (4.24 ACRES)
EXISTING ZONING:	B-2 & B-2(CD)
PROPOSED USE:	FURNITURE STORE, STORAGE FACILITY
JURISDICTION:	CITY OF CHARLOTTE
PROPOSED ZONING:	B-D(CD)
MAXIMUM PROPOSED BUILDING HEIGHT:	40'-0"
MAXIMUM PROPOSED BUILDING AREA:	94,000 S.F.
PARKING REQUIRED:	1 PARK / 400 SQ. FT. OF OFFICE SPACE 400 SQ. FT. = 1 SPACE
	1 PARK / 4,000 SQ. FT. OF STORAGE BLDG 83,600 SQ. FT. STORAGE BLDG = 24 SPACES
TOTAL PARKING REQUIRED:	25 SPACES
PARKING PROVIDED:	48 SPACES
BIKE PARKING REQUIRED:	2 LONG TERM, 1 SHORT TERM
PARKING PROVIDED:	2 LONG TERM, 1 SHORT TERM

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO FOR THE B-D ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDINGS DEPICTED ON THE REZONING 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 BUILDING ENVELOPE LINES ESTABLISHED ON THE REZONING PLAN. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

PERMITTED USES

- THE SITE MAY BE DEVOTED ONLY TO A SELF STORAGE FACILITY, SUCH FACILITY'S RENTAL AND MANAGEMENT OFFICES AND ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO.
- ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDINGS ON THE SITE, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE \ OUTSIDE STORAGE OF MOVING VANS, TRAILERS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
- THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.

BUFFERS

- A 50 FOOT CLASS B BUFFER AREA SHALL BE ESTABLISHED ON THAT PORTION OF THE SITE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND THE BUFFER AREA SHALL CONFORM TO THE STANDARDS FOR SUCH A BUFFER AS SET OUT IN SECTION 12.302 OF THE ORDINANCE SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. THE WIDTH OF THE CLASS B BUFFER AREA MAY NOT BE REDUCED EXCEPT AS PROVIDED BELOW IN PARAGRAPH 2.
- IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, THE PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE BUFFER AREA SET OUT ON THE REZONING PLAN ACCORDINGLY.
- THE BUFFER AREA SHALL REMAIN AS OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE GRADE CHANGES AND THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE OR BERM, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH.
- WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED WITHIN THE BUFFER AREA TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE OR BERM, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREA.

SETBACKS, SIDE YARDS AND REAR YARDS

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FROM INDEPENDENCE BOULEVARD.
- NEW BUILDINGS DEVELOPED ON THE SITE WILL BE SETBACK A MINIMUM OF 30 FEET FROM THE WALLACE LANE RIGHT OF WAY LINE.
- EXISTING STRUCTURES LOCATED ON THE SITE SHALL NOT BE REQUIRED TO BE LOCATED A MINIMUM OF 30 FEET FROM THE WALLACE LANE RIGHT OF WAY LINE. EXISTING STRUCTURES SHALL BE PERMITTED TO REMAIN IN THEIR PRESENT LOCATIONS ON THE SITE.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING DISTRICT, WHICH REQUIREMENTS ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, THE EXISTING STRUCTURE IS LOCATED 8 FEET FROM THE WESTERN BOUNDARY LINE OF THE SITE. THE PETITIONER RESERVES THE RIGHT, IF NECESSARY, TO SEEK AND OBTAIN A VARIANCE TO REDUCE THIS SIDE YARD REQUIREMENT TO 8 FEET.
- NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE SETBACK.

SCREENING/TREE ORDINANCE/LANDSCAPING

- SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY BUILDING LOCATED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ADJUTING PROPERTIES.
- ANY DUMPSTERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID-ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN THE REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- DEVELOPMENT OF THE SITE SHALL MEET THE LANDSCAPING REQUIREMENTS OF THE ORDINANCE.

PARKING

OFF-STREET PARKING AND LOADING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE.

LIGHTING

- THE MAXIMUM HEIGHT OF ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE SHALL BE 20 FEET. ALL FREE STANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND FULLY SHIELDED. THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
- NO WALL PACK STYLE LIGHT FIXTURES WILL BE PERMITTED ON THE SITE, AND ANY WALL MOUNTED LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND FULLY SHIELDED SO THAT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

SIGNS

- ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- WALL SIGNS SHALL BE LIMITED IN SIZE TO 100 SQUARE FEET PER WALL.
- DETACHED SIGNS SHALL NOT BE PERMITTED ALONG WALLACE LANE. THE MAXIMUM HEIGHT OF ANY DETACHED SIGN SHALL BE 7 FEET, AND THE MAXIMUM SIGN FACE AREA SHALL BE 50 SQUARE FEET PER SIDE.
- NOTWITHSTANDING THE FOREGOING, THE PETITIONER MAY INSTALL A DIRECTIONAL SIGN ON THE SITE AT THE WALLACE LANE VEHICULAR ENTRANCE.

ACCESS POINTS (DRIVEWAYS)

- THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE REZONING PLAN.
- THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE MECKLENBURG COUNTY FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF EACH BUILDING COMMENCES.

SIDEWALKS

- PETITIONER SHALL INSTALL AN 8 FOOT PLANTING STRIP AND A 6 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON WALLACE LANE.
- PETITIONER SHALL INSTALL AN 8 FOOT PLANTING STRIP AND AN 8 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON INDEPENDENCE BOULEVARD.

WETLANDS

ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DENR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

ARCHITECTURAL CONTROLS

- THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET.
- THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE 94,000 SQUARE FEET. THE BUILDINGS TO BE CONSTRUCTED ON THE SITE MUST BE LOCATED WITHIN THE BUILDING ENVELOPE LINES DEPICTED ON THE REZONING PLAN.
- ATTACHED HERETO ARE ARCHITECTURAL RENDERINGS OF THE INDEPENDENCE BOULEVARD AND WALLACE LANE ELEVATIONS OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE THAT WILL BE VISIBLE FROM INDEPENDENCE BOULEVARD AND WALLACE LANE, AND THEY ARE INTENDED TO PORTRAY THE BASIC CHARACTER AND QUALITY OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE INDEPENDENCE BOULEVARD AND WALLACE LANE ELEVATIONS OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE THAT WILL BE VISIBLE FROM INDEPENDENCE BOULEVARD AND WALLACE LANE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THEY ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CORRESPONDING ATTACHED ELEVATIONS.

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

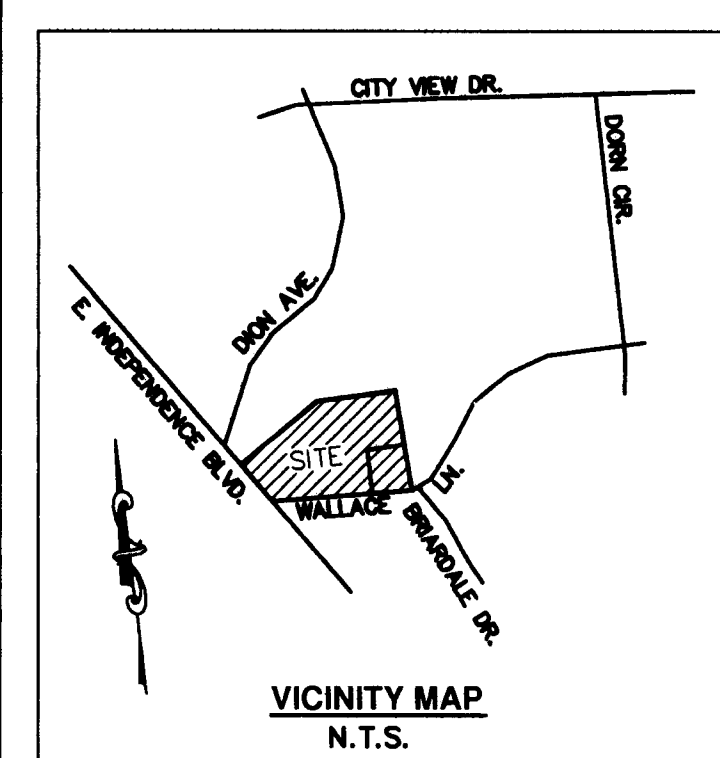
BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL REMAIN AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

****THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 8, 12, 17, 18, 19, 20, AND 51 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE IN ADDITION TO THE REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICES, AND APPROVED IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.**

FOR PUBLIC HEARING
PETITION NO.: 2007-044

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3-16-07	PER PLANNING COMMISSION COMMENTS
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REV.	ISSUED DATE	DESCRIPTION
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KEYPLAN

PROJECT TITLE
INDEPENDENCE BLVD STORAGE
6191 E. INDEPENDENCE BLVD.
CHARLOTTE, NC

SHEET TITLE
SITE PLAN

ARCADIS
G&M OF NORTH CAROLINA, INC.
13777 BALLANTYNE CORPORATE PLACE, SUITE 250
CHARLOTTE, NC 28277
704-752-4258 MAIN
704-752-0271 FAX
WWW.ARCADIS-US.COM

SEAL	SEAL
PROJECT MANAGER S. STONE	DEPARTMENT MANAGER L. BAKELY
LEAD DESIGN PROF. L. BAKELY	CHECKED BY L. BAKELY
TASK/PHASE NUMBER 0000	DRAWN BY C. ATUNCAR
PROJECT NUMBER	DRAWING NUMBER

SP-1