## VICINITY MAP
NTS

DAVID COX RD.

NC HWY #115

OLD STATESVILLE RD.

W.T. HARRIS BLVD.

SITE

ROAD

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## REZONING PETITION NO. 2007-XXX NOTES:

### DEVELOPMENT DATA:

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|---|---|
| TAX PARCEL NUMBERS: | 04322120, 04322121, AND 04322122. |
| ACREAGE: | APPROXIMATELY 4.8 ACRES |
| EXISTING ZONING: | I-1 |
| PROPOSED ZONING: | I-2(CD) |
| MAXIMUM BUILDING AREA: | NOT TO EXCEED 75,000 SQUARE FEET |
| MAXIMUM BUILDING HEIGHT: | 40 FEET |
| MINIMUM SETBACK: | 20 FEET |
| MINIMUM SIDE YARD: | 0 OR 5 FEET |
| REAR YARD: | 10 FEET |

### DEVELOPMENT NOTES:

#### BINDING EFFECT OF THE REZONING REQUEST
1) SHOULD THE REZONING REQUEST BE APPROVED BY CITY COUNCIL, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THIS SITE ARE IMPOSED UNDER THE DEVELOPMENT NOTES AND TECHNICAL DATA SHEET, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ZONING ORDINANCE, BE BINDING UPON THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR SUCCESSORS IN INTEREST AND ASSIGNS.
2) THROUGHOUT THE DEVELOPMENT NOTES, THE TERM PETITIONER AND OWNER SHALL INCLUDE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND INTEREST AND ASSIGNS OF THE PETITIONER OR OWNER OF THE SITE WHO MAY BE INVOLVED IN FUTURE DEVELOPMENT THEREOF.

#### GENERAL PROVISION
1) UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR DEVELOPMENT NOTES, ALL REQUIREMENTS UNDER THE ZONING ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL BE FOLLOWED.
2) THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS SCHEMATIC IN NATURE AND NOT TO BE CONSIDERED AS FINAL DEVELOPMENT PLANS, BUT AS A PRELIMINARY GRAPHIC REPRESENTATION OF THE TYPE OF DEVELOPMENT PROPOSED FOR THE SITE. ACCORDINGLY, SUBJECT TO FINAL DEVELOPMENT DESIGN, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINT, PARCEL LINES, PARKING, SERVICE AREAS AND DRIVEWAYS ARE CONCEPTUAL AND MAY BE ALTERED OR MODIFIED DURING DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

#### PERMITTED USES
1) THE SITE MAY BE DEVELOPED FOR ALL I-2 USES AS PERMITTED UNDER THE ZONING ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS, ALONG WITH ACCESSORY USES, AS PERMITTED IN THE I-2 ZONING DISTRICT, EXCEPT THAT ABATTOIRS; AIRPORTS; FOUNDRIES; HELIPORTS AND HELISTOPS, UNLIMITED; HEAVY MANUFACTURE OF ABRASIVE AND ASBESTOS PRODUCTS, AIRCRAFT AND PARTS, AGRICULTURAL CHEMICALS, ASPHALT PAVING AND ROOFING MATERIALS, CHEMICAL MANUFACTURE, REFINING AND PROCESSING, CONCRETE, GYPSUM AND PLASTER PRODUCTS, CONSTRUCTION AND RELATED MACHINERY, ENGINES AND TURBINES, FATS AND OILS PROCESSING, GUIDED MISSILES, SPACE VEHICLES AND PARTS, LEATHER TANNING, MANUFACTURED HOMES, MEAT PRODUCTS, INCLUDING SLAUGHTERING AND DRESSING, PAPER AND ALLIED PRODUCTS, PETROLEUM AND COAL PRODUCTS, RAILROAD EQUIPMENT, SUGAR REFINING, TEXTILE MILL PRODUCTS AND TIRES AND INNER TUBES; POWER GENERATION PLANTS; RAILROAD FREIGHT YARDS, REPAIR SHOPS AND MARSHALING YARDS; THEATERS, DRIVE-IN MOTION PICTURE; TRUCK STOPS; WASTE INCINERATORS; ADULT ESTABLISHMENTS; BENEFICIAL FILL SITES; BUS STOP SHELTERS; CONSTRUCTION AND DEMOLITION LANDFILLS; CEMETERIES; DONATION DROP-OFF FACILITY; DEMOLITION LANDFILLS AS A MAJOR SPECIAL USE PERMIT; JAILS AND PRISONS; JUNK YARDS; LAND CLEARING AND INERT DEBRIS LANDFILLS; OFFSITE; MEDICAL WASTE DISPOSAL FACILITIES; NIGHTCLUBS, BARS AND LOUNGES UP TO 25,000 SQUARE FEET; OFF-STREET PARKING LOTS; PETROLEUM STORAGE FACILITIES WITH A STORAGE CAPACITY NO MORE THAN 200,000 GALLONS; PETROLEUM STORAGE FACILITIES WITH A STORAGE CAPACITY OF MORE THAN 200,000 GALLONS; QUARRIES; RACEWAYS AND DRAG STRIPS; SANITARY LANDFILLS; SOLID WASTE TRANSFER STATIONS; STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS; TEMPORARY BUILDINGS AND STORAGE OF MATERIALS AND UNIVERSITIES, COLLEGES AND JUNIOR COLLEGES SHALL NOT BE ALLOWED.

#### BULK REQUIREMENTS
1) THE BUILDINGS AND/OR STRUCTURES TO BE CONSTRUCTED ON THE SITE SHALL MEET OR EXCEED THE BULK AND HEIGHT REQUIREMENTS WITHIN THE ZONING DISTRICT FOR THE I-2 ZONING DISTRICT.

#### BUFFERS AND SCREENING
1) BUFFERS AND SCREENING SHALL CONFORM TO THE STANDARDS SPECIFIED WITHIN CHAPTER 12, PART 3 OF THE ZONING ORDINANCE.

#### DESIGN AND PERFORMANCE STANDARDS
1) ALL DUMPSTER AREAS SHALL BE SCREENED WITH OPAQUE ENCLOSURES ON ALL FOUR SIDES WITH ONE SIDE BEING A HINGED OPAQUE GATE.
2) ALL MECHANICAL EQUIPMENT INCLUDING ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ABUTTING STREETS AND ADJOINING PROPERTIES.
3) ALL PARKING LOT LIGHTING SHALL BE FULLY SHIELDED BY DESIGN SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE.
4) WALL PAK LIGHTING SHALL NOT BE PERMITTED.

#### STORM WATER MANAGEMENT
1) STORM WATER MANAGEMENT OF THE SITE MAY CONSIST OF BOTH STORM WATER QUANTITY AND QUALITY CONTROLS AS DETERMINED BY THE CHARLOTTE-MECKLENBURG STORM WATER MANAGEMENT SERVICES.
2) NO STORM WATER FACILITY WILL BE ALLOWED WITHIN YARD BUFFERS OR SETBACKS.
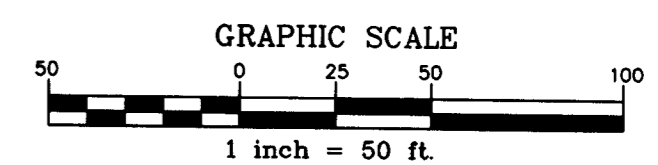3) A PROPERTY OWNER'S ASSOCIATION WILL MAINTAIN ALL STORM WATER FACILITIES.

#### VEHICULAR DRIVEWAYS
1) THE NUMBER OF DRIVEWAY(S) ILLUSTRATED ON THE TECHNICAL DATA SHEET INDICATES THE MAXIMUM WHICH MAY BE CONSTRUCTED.
2) THE EXACT LOCATION AND DESIGN OF THE DRIVEWAY(S) IS SUBJECT TO THE APPROVAL OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

#### SIGNAGE
1) PROPOSED SIGNAGE SHALL CONFORM TO THE STANDARDS ESTABLISHED WITHIN CHAPTER 13 OF THE ZONING ORDINANCE.

#### PARKING AND LOADING AREAS
1) OFF-STREET PARKING AND LOADING AREAS SHALL MEET THE MINIMUM STANDARDS ESTABLISHED WITHIN CHAPTER 12, PART 2 OF THE ZONING ORDINANCE.

#### TREE ORDINANCE COMPLIANCE
1) NUMEROUS LARGE TREES CURRENTLY EXIST ON THE SITE. IT IS THE INTENT OF THE PETITIONER TO PRESERVE THE TREES DURING THE DEVELOPMENT OF THE SITE.
2) HOWEVER, IF DURING DEVELOPMENT OF THE SITE THE EXISTING TREES CANNOT BE INCORPORATED INTO THE DEVELOPMENT WITHOUT CREATING A HARDSHIP, TREES ARE DISEASED AND/OR DEVELOPMENT WILL COMPROMISE THE HEALTH OF TREES, THE URBAN FORESTRY STAFF MAY GRANT PERMISSION TO REMOVE SUCH TREES.

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Plan labels:
- LOFTIS CONSTRUCTION CORP. (NOW OR FORMERLY) DEED: 4009/895 ZONED I-1 LAND USE: VACANT
- CAROLINA TRACTOR & EQUIPMENT COMPANY (NOW OR FORMERLY) DEED: 21690-562 ZONED I-1 LAND USE: UNDER CONSTRUCTION
- CARROLL E. HUNTER (NOW OR FORMERLY) DEED: 6030/328 LAND USE: AUTO SALVAGE YARD ZONED I-1
- CROW-CHILDRESS-KLEIN (NOW OR FORMERLY) DEED: 5199-755
- CROW-CHILDRESS-KLEIN (NOW OR FORMERLY) DEED: 4902-850 ZONED I-1 LAND USE: WAREHOUSE
- DAVID COX ROAD 60' PUBLIC R/W (PER DEED: 4902/850) -POWER-
- PERIMETER OF REZONING AREA
- 20' SETBACK
- APPROXIMATE DETENTION BASIN AREA
- APPROXIMATE LOCATION OF DRIVEWAY
- EXISTING PROPERTY LINE
- APPROXIMATE BUILDING AND PARKING AREA LIMITS
- 65' DUKE POWER ROW
- PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

2008-20

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### GRAPHIC SCALE
50  0  25  50  100
1 inch = 50 ft.

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REVISIONS:

OWNER:
BEACON PARTNERS
9335 HARRIS CORNERS PARKWAY
SUITE 250
CHARLOTTE, NORTH CAROLINA 28269

## DAVID COX ROAD SITE
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

| | |
|---|---|
| PROJECT NO. | BCP-07010 |
| FILENAME: | BCP07010-TD |
| DESIGNED BY: | CSS |
| DRAWN BY: | CSS |
| SCALE: | 1"=50' |
| DATE: | 10-10-2007 |
| SHEET NO. | TD |

McADAMS