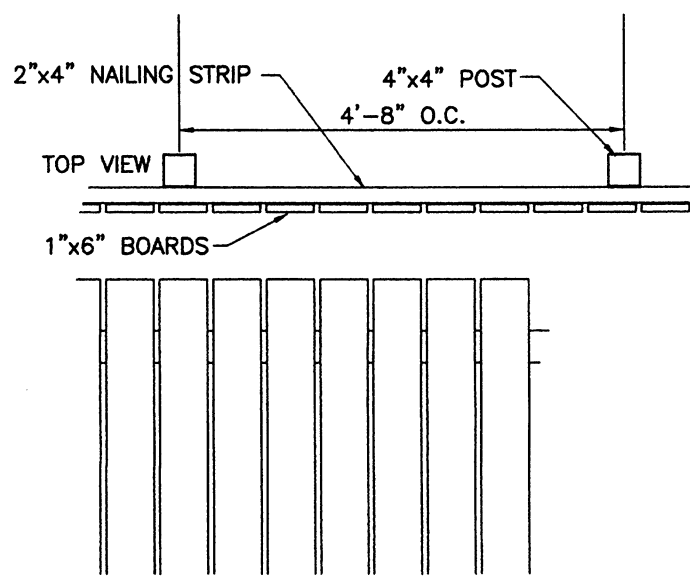
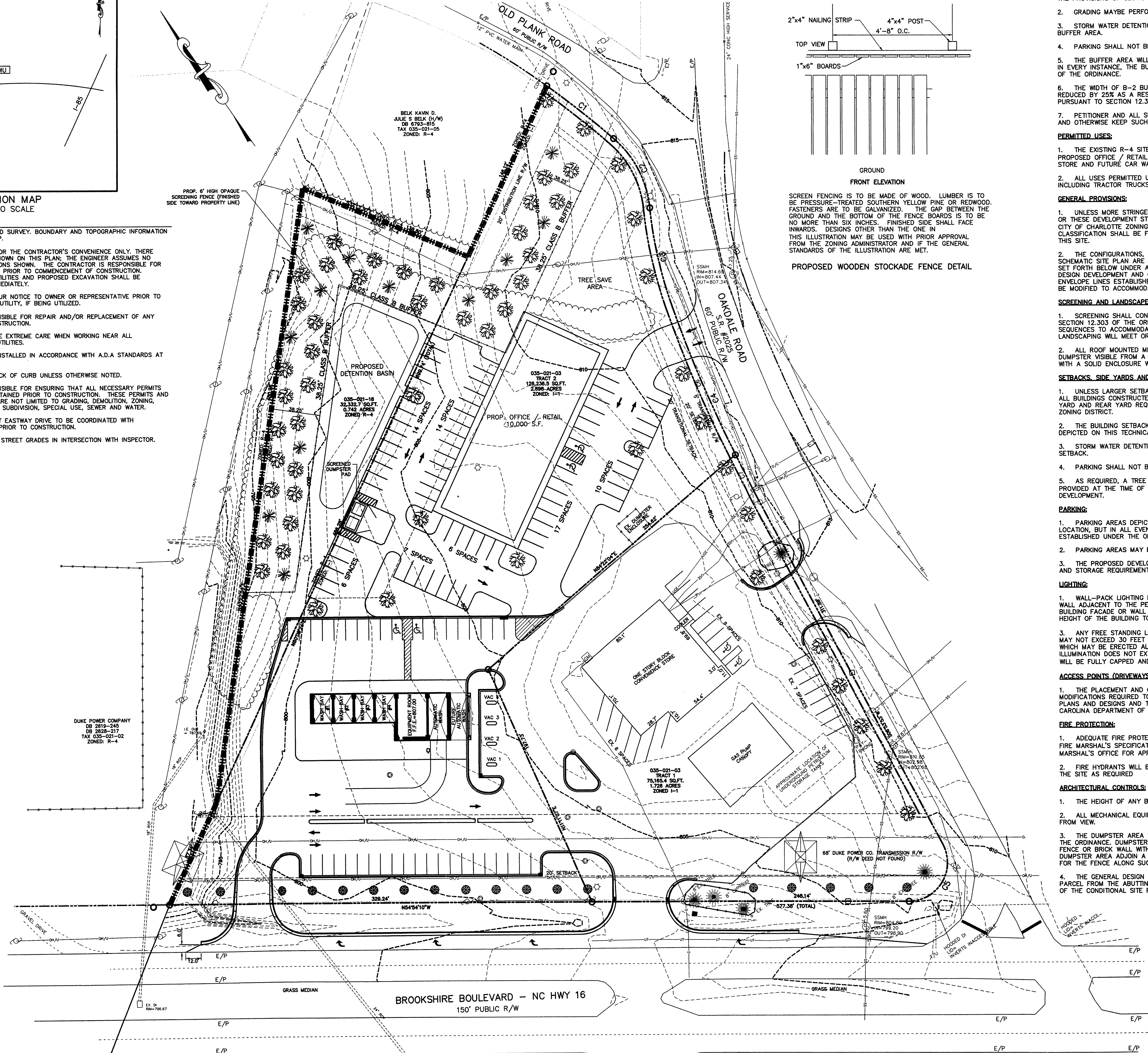


LOCATION MAP  
NOT TO SCALE

- NOTES:**
1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP.
  2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
  4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
  5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
  6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
  7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
  9. ALL ROAD IMPROVEMENTS AT EASTWAY DRIVE TO BE COORDINATED WITH CITY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
  10. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.



GROUND  
FRONT ELEVATION

SCREEN FENCING IS TO BE MADE OF WOOD. LUMBER IS TO BE PRESSURE-TREATED SOUTHERN YELLOW PINE OR REDWOOD. FASTENERS ARE TO BE GALVANIZED. THE GAP BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE BOARDS IS TO BE NO MORE THAN SIX INCHES. FINISHED SIDE SHALL FACE INWARDS. DESIGNS OTHER THAN THE ONE IN THIS ILLUSTRATION MAY BE USED WITH PRIOR APPROVAL FROM THE ZONING ADMINISTRATOR AND IF THE GENERAL STANDARDS OF THE ILLUSTRATION ARE MET.

PROPOSED WOODEN STOCKADE FENCE DETAIL

**BUFFER AREAS:**

1. THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET FOR THIS SITE SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER TO THE PROVISIONS OF SECTION 12.304 THEREOF.
2. GRADING MAYBE PERFORMED WITHIN REQUIRED BUFFER AREAS.
3. STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE BUFFER AREA.
4. PARKING SHALL NOT BE ALLOWED IN BUFFER AREA.
5. THE BUFFER AREA WILL BE ESTABLISHED AS DEPICTED ON THIS TECHNICAL DATA SHEET. IN EVERY INSTANCE, THE BUFFER AREA SHALL SATISFY THE REQUIREMENTS OF SECTION 12.302 OF THE ORDINANCE.
6. THE WIDTH OF B-2 BUFFER AREA DEPICTED ON THIS TECHNICAL DATA SHEET HAS BEEN REDUCED BY 25% AS A RESULT OF THE INSTALLATION OF A 6 FOOT HIGH WOODEN FENCE PURSUANT TO SECTION 12.302 OF THE ORDINANCE.
7. PETITIONER AND ALL SUBSEQUENT OWNERS OF THE SITE SHALL MAINTAIN BUFFER AREAS AND OTHERWISE KEEP SUCH BUFFER AREAS CLEAR OF TRASH AND DEBRIS

**PERMITTED USES:**

1. THE EXISTING R-4 SITE SHALL BE USED FOR THE DETENTION BASIN TO SERVE A PROPOSED OFFICE / RETAIL PARCEL AS SHOWN AS WELL AS THE EXISTING CONVENIENCE STORE AND FUTURE CAR WASH.
2. ALL USES PERMITTED UNDER B-2 ZONING ARE ALLOWED EXCEPT AUTOMOTIVE SALES, INCLUDING TRACTOR TRUCKS ARE ALLOWED.

**GENERAL PROVISIONS:**

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-2 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THIS SITE.
2. THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDINGS OUTLINED ON THIS SCHEMATIC SITE 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 MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

**SCREENING AND LANDSCAPED AREAS:**

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE. LANDSCAPING SHALL BE PLANTED AND IMPROVED IN SEQUENCES TO ACCOMMODATE THE DEVELOPMENT TAKING PLACE ON THE SITE. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. ANY DUMPSTER VISIBLE FROM A PUBLIC STREET OR FROM ADJOINING PROPERTY WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.

**SETBACKS, SIDE YARDS AND REAR YARDS:**

1. UNLESS LARGER SETBACK OR YARDS ARE ESTABLISHED ON THIS TECHNICAL DATA SHEET, ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-2 ZONING DISTRICT.
2. THE BUILDING SETBACKS ALONG OAKDALE ROAD WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THIS TECHNICAL DATA SHEET.
3. STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE SETBACK.
4. PARKING SHALL NOT BE PERMITTED WITHIN THE SETBACK.
5. AS REQUIRED, A TREE SURVEY OF EXISTING TREES WITHIN THE FRONT SETBACK SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF PLANS FOR BUILDING PERMIT(S) OF THE PROPOSED DEVELOPMENT.

**PARKING:**

1. PARKING AREAS DEPICTED ON THIS TECHNICAL DATA SHEET MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
2. PARKING AREAS MAY BE CONSTRUCTED INSIDE AND OUTSIDE OF BUILDING ENVELOPES.
3. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE BICYCLE PARKING AND STORAGE REQUIREMENTS OF THE ORDINANCE.

**LIGHTING:**

1. WALL-PACK LIGHTING FIXTURES WILL NOT BE PERMITTED ON ANY BUILDING FACADE OR WALL ADJACENT TO THE PERIMETER OF THE SITE. ANY LIGHTING FIXTURE INSTALLED ON A BUILDING FACADE OR WALL SHALL NOT EXTEND MORE THAN 5 FEET ABOVE THE MAXIMUM HEIGHT OF THE BUILDING TO WHICH IT IS ATTACHED.
3. ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE MAY NOT EXCEED 30 FEET IN HEIGHT. ALL LIGHTING WITHIN THE SITE EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG PUBLIC STREETS SHALL BE DESIGNED SUCH THAT THE DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. ALL SUCH LIGHTING WILL BE FULLY CAPPED AND/OR SHIELDED.

**ACCESS POINTS (DRIVEWAYS)/SIDEWALKS:**

1. THE PLACEMENT AND CONFIGURATION OF THE 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 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CDOT.

**FIRE PROTECTION:**

1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
2. FIRE HYDRANTS WILL BE LOCATED WITHIN 750 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE AS REQUIRED

**ARCHITECTURAL CONTROLS:**

1. THE HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL NOT EXCEED 40 FEET.
2. ALL MECHANICAL EQUIPMENT, INCLUDING ROOF TOP EQUIPMENT, SHALL BE SCREENED FROM VIEW.
3. THE DUMPSTER AREA WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG SUCH SIDE.
4. THE GENERAL DESIGN OF THE PERIMETER BUFFER FENCE SEPARATING THE BUSINESS PARCEL FROM THE ADJOINING RESIDENTIAL IS ILLUSTRATED AND HEREBY ATTACHED AS PART OF THE CONDITIONAL SITE PLAN.

**RIGHT-OF-WAY:**

FUTURE RIGHT OF WAY ALONG OAKDALE ROAD SHALL BE RESERVED PRIOR TO ISSUANCE OF BUILDING PERMITS.

**STORM WATER MANAGEMENT:**

1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS, IF ANY, IMPOSED BY CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
2. THE STORM WATER PONDS INDICATED ON THE TECHNICAL DATA SHEET SHALL BE DESIGNED TO PROVIDE STORM WATER DETENTION FOR THE SITE.
3. STORM WATER DETENTION WILL NOT BE LOCATED IN THE BUFFER AREAS OR SETBACKS.

**SIGNS:**

1. ALL SIGNS WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
2. ANY WALL SIGN INSTALLED ON THE SITE WILL BE LIMITED TO 75 SF. IN SIZE.
3. ANY DETACHED SIGN INSTALLED ON THE SITE SHALL HAVE A MAXIMUM HEIGHT OF 7 FEET AND EACH SIDE OF ANY SUCH SIGN SHALL HAVE A MAXIMUM SIGN FACE AREA OF 50 SF.

**AMENDMENTS TO REZONING PLAN:**

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**BINDING EFFECT OF THE REZONING PLAN:**

1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THERE RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST , AND ASSIGNS.
2. THROUGH OUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST , AND ASSIGNS OF THE PETITIONER AND OWNERS.

**BUFFER PLATING REQUIREMENTS:**

38.25' BUFFER: 8 TREES PER AND 40 SHRUBS PER 100 FT.  
NO SHRUBS IF FENCE OR WALL IS BUILT.

**DEVELOPMENT DATA:**

TOTAL ACREAGE: 0.742 ACRES  
ZONING: R-4  
PROPOSED ZONING: B-2(CD)  
TAX PARCEL: 035-02-118

TOTAL ACREAGE: 4.74 ACRES  
ZONING: R-4  
PROPOSED ZONING: B-2(CD)  
TAX PARCEL: 035-02-103

PROPOSED USE: OFFICE AND OTHER RETAIL USES  
MAX. BUILDING AREA: 10,000 SF

2007-018

10/11/1205



**PETITION #**

Project:	OAKDALE CARWASH		
Title:	5600 BROOKSHIRE BLVD. CHARLOTTE, NC		
File #:	06085.DWG	Date:	8/2/06
Project Egr:	BTU	Design By:	BTU
Drawn By:	AMM	Scale:	1"= 40'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			
C0.0			

**FOR PUBLIC HEARING**

NO.	BY	DATE	REVISION

