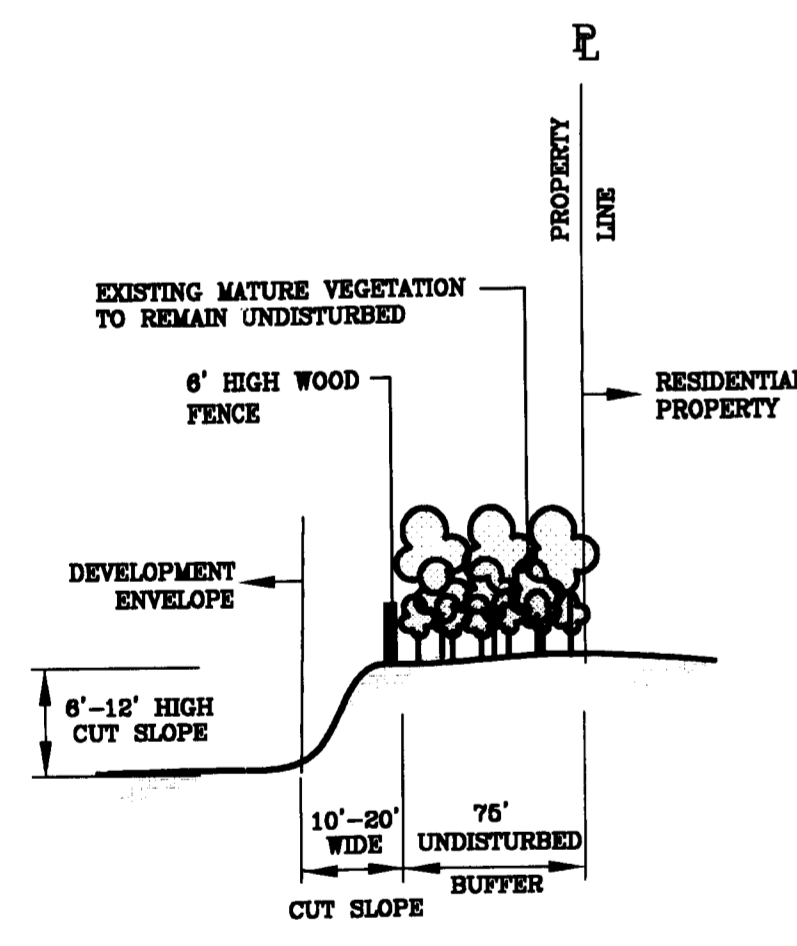
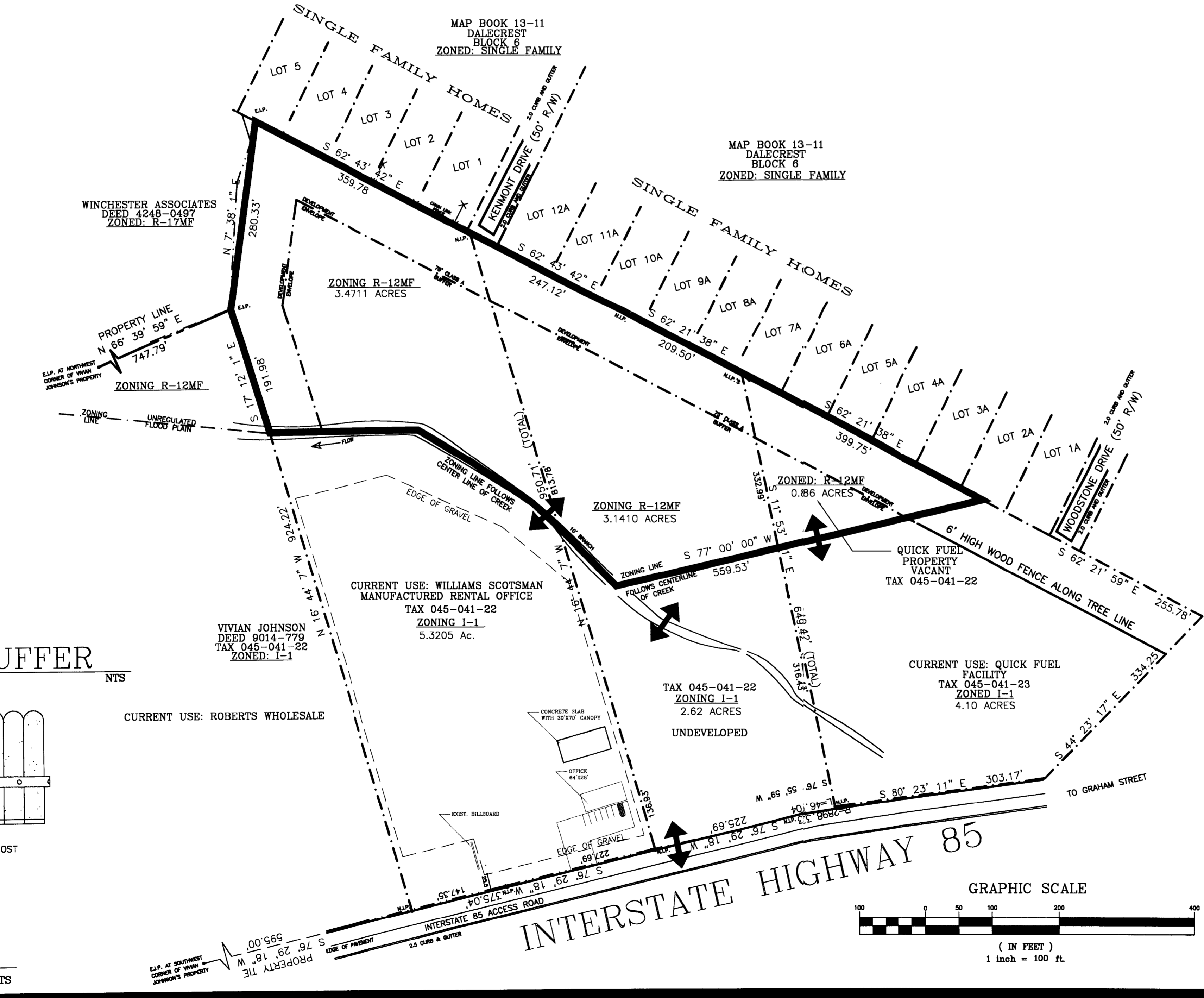
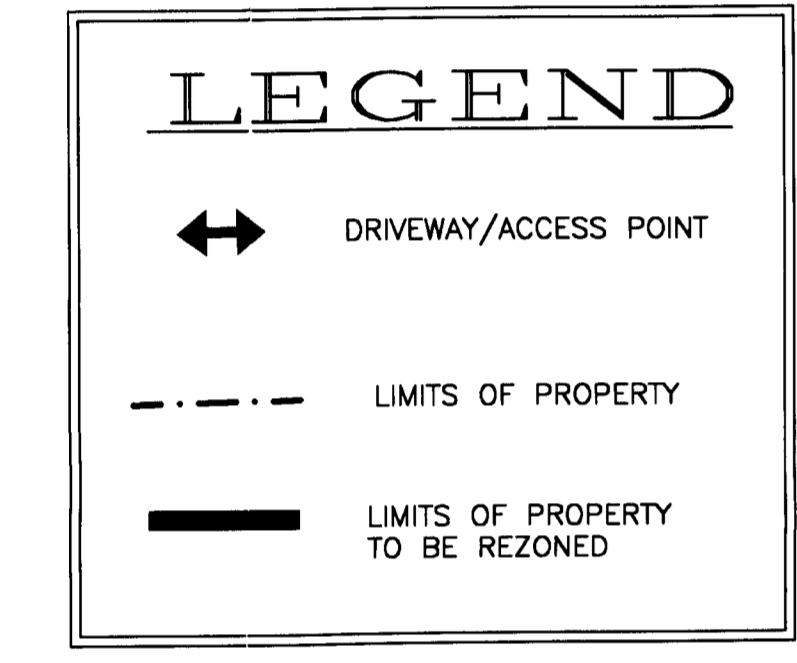
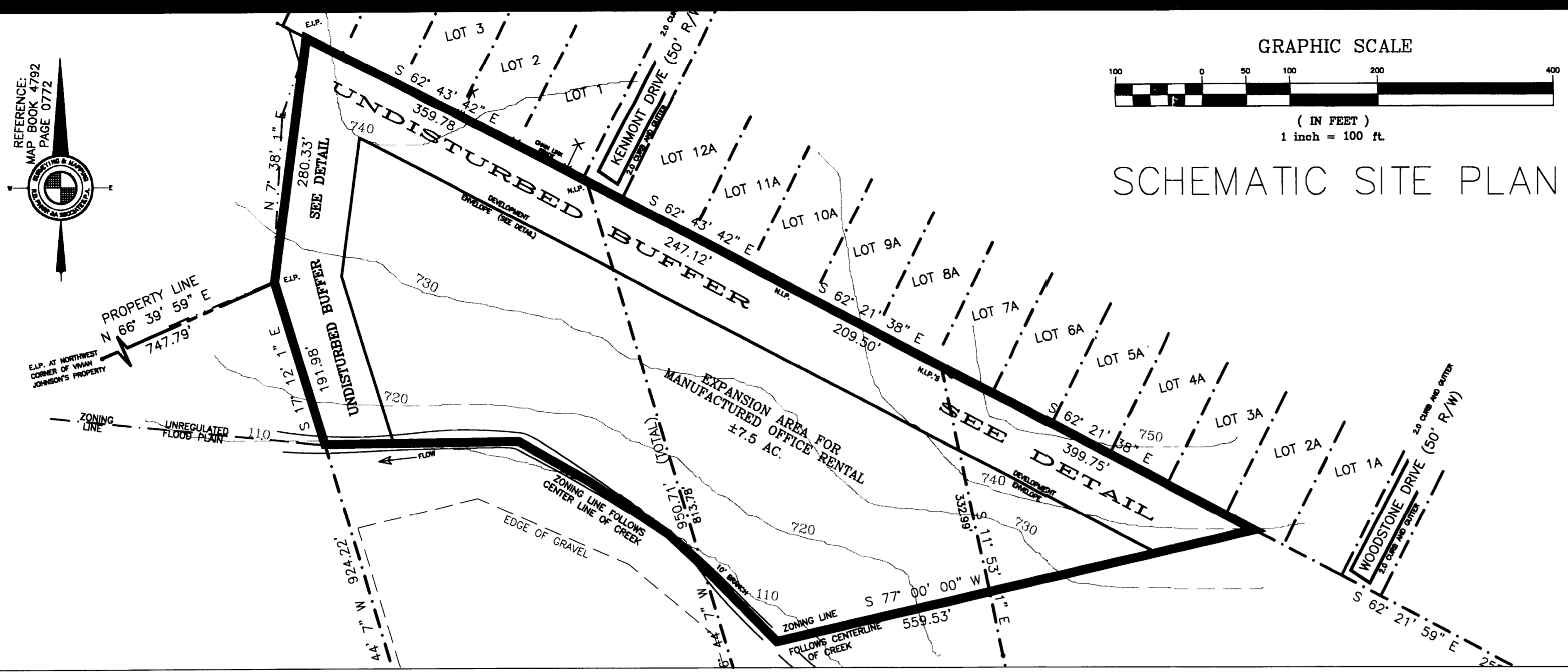
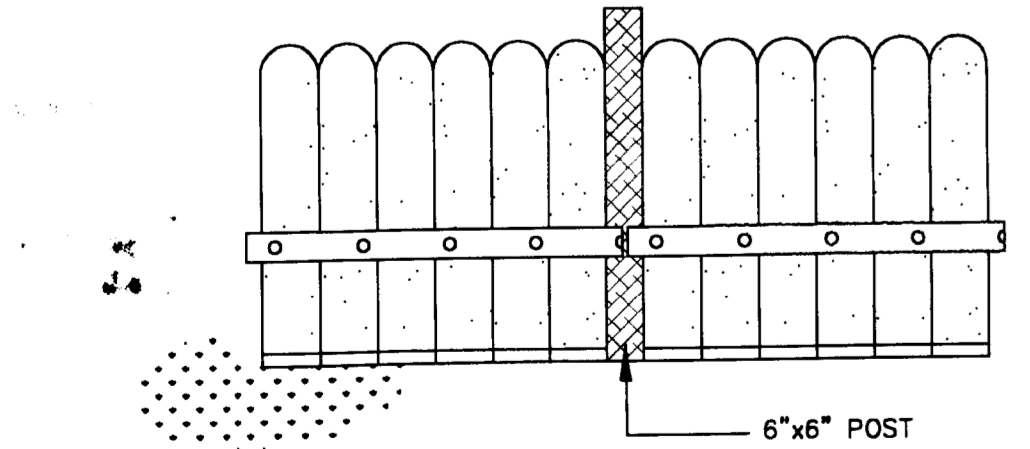


SCHEMATIC SITE PLAN

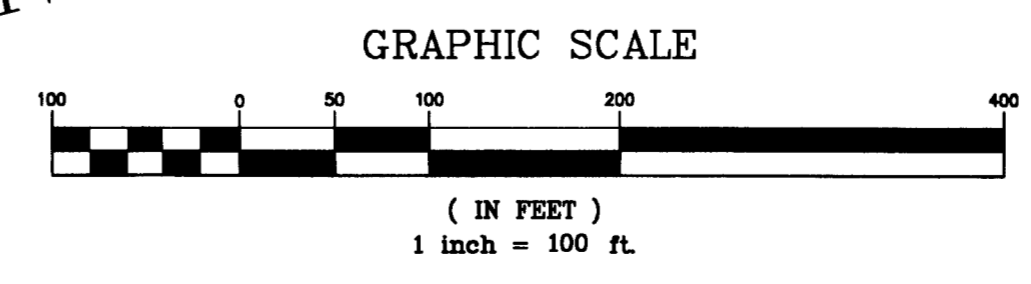


75' CLASS "A" BUFFER



NOTE: BUFFER FENCE SHALL BE 6' HIGH OF WOOD AND PLANK CONSTRUCTION. NO MORE THAN 25% OF FENCE SHALL BE OPEN AND FINISH SIDE OF FENCE MUST FACE ABUTTING PROPERTY

FENCE DETAIL



TECHNICAL DATA SHEET

SITE DATA
 SITE AREA: ±7.50 AC
 EXISTING ZONING: R12MF
 PROPOSED ZONING: I-1 (CD)
 PROPOSED USES: LIGHT INDUSTRIAL

DEVELOPMENT STANDARDS

GENERAL PROVISIONS
 ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE") FOR THE I-1 DISTRICT SHALL BE FOLLOWED UNLESS HIGHER STANDARDS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS SHOWN ON THE SITE PLAN.
 THE PARKING AREAS AND DRIVEWAY LOCATION SHOWN ON THE SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

PERMITTED USES
 USES PERMITTED BY RIGHT SHALL BE THOSE ALLOWED IN THE I-1 DISTRICT OF THE CITY OF CHARLOTTE ZONING DISTRICT, EXCEPT FOR PROHIBITED USES LISTED BELOW.

PROHIBITED USES
 THE FOLLOWING USES WILL NOT BE ALLOWED:
 • HOTEL / MOTEL, BILLBOARDS, AND ADULT ESTABLISHMENTS
 • USES THAT GENERATE NOISES, DUST, AND/OR FUMES.
 (AMUSEMENT AND COMMERCIAL OUTDOORS, HELIPORTS/HELISTOPS, RECYCLING AND DROP OFF CENTERS, JAILS & PRISONS, KENNELS, NIGHTCLUBS & BARS, AND STADIUMS & ARENAS)

SETBACKS, SIDE YARDS, AND YARDS
 1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE WILL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 DISTRICT.

BUFFER AREA
 1. CLASS A TYPE BUFFER AREAS WILL BE ESTABLISHED ALONG THE NORTHERN AND WESTERN PROPERTY LINES AS DEPICTED ON THE SITE PLAN IN CONFORMITY WITH THE REQUIREMENTS UNDER SECTION 12.302 OF ORDINANCE, SPECIFICALLY INCLUDING SECTION 12.302 (B), SUBJECT HOWEVER TO THE PROVISIONS OF SECTION 12.304.
 2. SEVENTY-FIVE FEET OF THE EXISTING BUFFER AREAS IS TO REMAIN AS OPEN AND UNDISTURBED SPACE, EXCEPT AS PROVIDED BELOW:
 a. UTILITY LINES MAY BE INSTALLED WITHIN BUFFER AREAS PROVIDED THAT ANY SUCH INSTALLATION MAY ONLY CROSS A BUFFER AREA AT INTERIOR ANGLES MEASURED AT THE PROPERTY LINE WHICH ARE NOT LESS THAN 75 DEGREE, AND TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES WILL BE REPLANTED WITH PLANT MATERIALS WHICH ARE THE SAME AS OR SIMILAR TO THE MATERIALS THAT ARE IN PLACE WITHIN THE BUFFER AREA INVOLVED.
 b. SUPPLEMENTAL PLANTING FOR BUFFER AREAS TO MEET REQUIREMENTS OF CLASS A BUFFER AND WILL BE ADDRESSED AS PART OF THE BUILDING PERMIT PROCESS.
 c. PETITIONER RESERVES THE OPTION OF PERFORMING A COMPLETE TREE SURVEY OF SETBACK/BUFFER AREAS & SUBMITTING AN ALTERNATE PLANTING PLAN FOR APPROVAL BY ZONING ADMINISTRATOR. THE ALTERNATE PLANTING PLAN SHALL SHOW ALL EXISTING TREES WITHIN THE BUFFER TO BE PRESERVED, GRADING LIMITS, NEW LARGE MATURING TREES, AND SHRUBS TO BE PLANTED WITHIN THE BUFFER TO COMPLY WITH THE INTENT OF THE BUFFER REQUIREMENTS.

LANDSCAPED AREAS AND SCREENING
 1. SCREENING AND LANDSCAPED ISLANDS SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.208 AND 12.303 OF THE ORDINANCE.
 2. THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE WILL BE SATISFIED.
 3. DUMPSTER WILL BE SCREENED FROM PUBLIC STREETS AND FROM ADJACENT PROPERTIES WITH SOLID ENCLOSURES WITH GATES.

ACCESS POINT
 1. VEHICULAR ACCESS POINTS WILL BE PROVIDED ALONG FRONTAGE RD. INTO THE SITE; NAMELY, BY WAY OF HWY I-85 SERVICE ROAD, A PUBLIC STREET, AND AS GENERALLY DEPICTED ON THE SITE PLAN.
 2. PERMANENT OR TEMPORARY/CONSTRUCTION VEHICULAR ACCESS AND CONNECTIVITY FROM ADJACENT RESIDENTIAL STREET, WOOD STONE AND KEN MONT. DRIVES IS PROHIBITED

LIGHTING
 1. ALL LIGHTING WITHIN THE SITE EXCEPT STREET LIGHTS WHICH MAY BE ERRECTED ALONG FRONTAGE RD. WILL BE DESIGNED SUCH THAT DIRECTION ILLUMINATION DOES NOT EXTEND PAST EXTERIOR PROPERTY LINES OF THE SITE.
 ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARD ADJACENT STREETS AND RESIDENTIAL PROPERTIES.
 2. LIGHTING FIXTURES WILL NOT EXCEED 30 FEET IN HEIGHT, EXCEPT FOR STREET LIGHTS ALONG FRONTAGE ROAD.
 3. NO WALL PAK LIGHT FIXTURES SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE RESIDENTIAL ZONED PROPERTY. ALL LIGHT FIXTURES WILL BE ARRANGED IN A MANNER TO DIRECT GLARE AWAY FROM RESIDENTIAL PROPERTIES

PARKING
 1. OFF STREET PARKING WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 2. NO PARKING WILL BE PERMITTED WITHIN BUFFER AREA, LANDSCAPED AREA, AND SETBACK AREAS

SIGNS
 1. ALL SIGNS ERRECTED WITHIN THE SITE SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 13 OF THE ORDINANCE.
 2. DETACHED SIGNS SHALL BE LIMITED TO GROUND MOUNTED SIGNS 7.0' TALL AND 50.0 SQ.FT.
 3. BILLBOARD SIGNS ARE PROHIBITED.

DESIGN STANDARDS
 1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE MAY NOT EXCEED FOUR STORIES AND NO SUCH BUILDING MAY EXCEED A HEIGHT OF 40 FEET ABOVE GRADE.
 2. ALL PARKING AREAS WILL BE SCREENED FROM PUBLIC STREETS AND ABUTTING PROPERTIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

STORM DRAINAGE
 1. STORM DRAINAGE AND DETENTION SYSTEMS WILL BE PROVIDED IN ACCORDANCE WITH STANDARDS IMPOSED BY THE CITY ENGINEERING DEPARTMENT.
 2. STORM WATER STRUCTURES MAY NOT BE INSTALLED WITHIN BUFFER AREAS, SETBACK AREAS, OR THE LANDSCAPED AREA ALONG FRONTAGE ROAD.
 3. U.S. ARMY CORPS OF ENGINEERS AND NCDENR WILL BE CONTACTED REGARDING FLOOD PLAN AND WATER QUALITY PERMITS

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

"FOR PUBLIC HEARING"
 PETITION NUMBER: 99-29

MANSOUR EDLIN CONSULTING

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 28209
 Phone 704/672-1560
 Fax 704/672-1562

PROJECT NUMBER	98-11
DESIGN By	ME
APPROVED By	ME
DRAWN By	AMS
Date	12-30-1998
DIGITAL FILE	C:\98projects\MCCOY\185_RZ.dwg

5
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1 02/11/99 STAFF COMMENTS
ISSUE
6
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2
1 02/11/99 STAFF COMMENTS
REVISION

OWNERS
 EDWIN McCOY III
 AND
 QUICK FUEL, INC.

DEVELOPERS
 EDWIN McCOY III
 AND
 QUICK FUEL, INC.

APPROVED BY CITY COMMISSIONER
 DATE April 19, 1999
 04504122, 23, 21

REZONING PLAN
 RZ1