

June 16, 2007 - 9:00am By: [unclear]
 P:\01893\Ikea\01 Charlotte VMA\CDIV\rezoning plans\rezoning SUBMITTAL 06-16-07\rezoning SHEETS\01893.rvt
 1

ZONED:
INST

REZONING LIMITS
(SEE TREE SAVE AREA AND REZONING
LIMITS DETAIL THIS SHEET FOR
CONTINUATION OF REZONING LIMITS)

50' WIDE MAINTAINED TREE SAVE AREA
(SEE TREE SAVE AREA AND REZONING LIMITS
DETAIL THIS SHEET FOR CONTINUATION OF
TREE SAVE AREA)

FUTURE INTERNAL ACCESS TO
ADJACENT PROPERTY WHEN
REQUESTED BY OWNER.

RIGHT-IN/RIGHT-OUT
WITH LEFTOVER OFF OF
CONNECTOR ROAD

IKEA FLAGS
(SEE SHEET RZ-13)

FUTURE TRAFFIC SIGNAL
WHEN WARRANTED

2 GRADING AREA
(SEE TREE SAVE AREA AND
REZONING LIMITS DETAIL
THIS SHEET)

PROPOSED GRADES

I-85
350' PUBLIC ROW

I-85

BUILDING ENVELOPE
DEVELOPMENT AREA "A"
(SEE DEVELOPMENT
STANDARDS NOTES)
F.F.E. = 746'

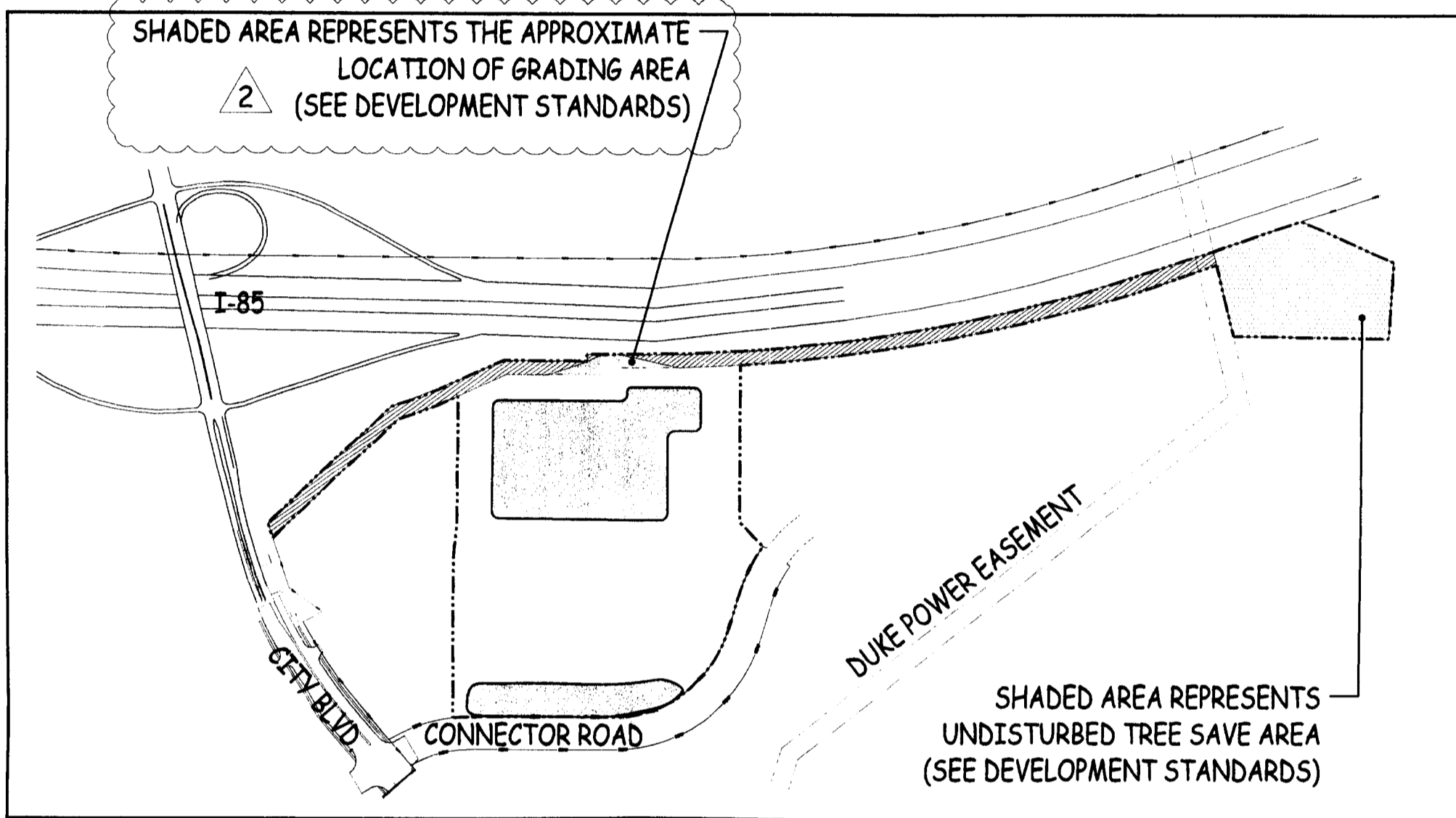
CRESCENT RESOURCES, INC.
TAX NO. 047-461-01
DB. 9307, PG. 686
CURRENTLY ZONED: I-1 / RE-1
4,730,482 SQ. FT.
108,597 ACRES

2 BUILDING AND PARKING ENVELOPE
DEVELOPMENT AREA "B".
MINIMUM SETBACK IS 16 FEET FROM
BACK OF CURB IN DEVELOPMENT AREA "B"
(SEE DEVELOPMENT STANDARDS NOTES)

PARKING
ENVELOPE

CONNECTOR ROAD

APPROXIMATE LIMITS OF CITY
BLVD. EXTENSION



TREE SAVE AREA AND REZONING LIMITS DETAIL
NOT TO SCALE

LEGEND

- UNDISTURBED TREE SAVE AREA
- MAINTAINED TREE SAVE AREA
- GRADING AREA 2

DUE TO THE NATURE AND LOCATION OF THE SITE AND THE UNIQUE CHARACTERISTICS OF THE POTENTIAL USES FOR THE SITE, THE PETITIONER PROPOSES THE FOLLOWING OPTIONAL PROVISIONS TO THE NORMAL MUDD DISTRICT STANDARDS AS FOLLOWS:

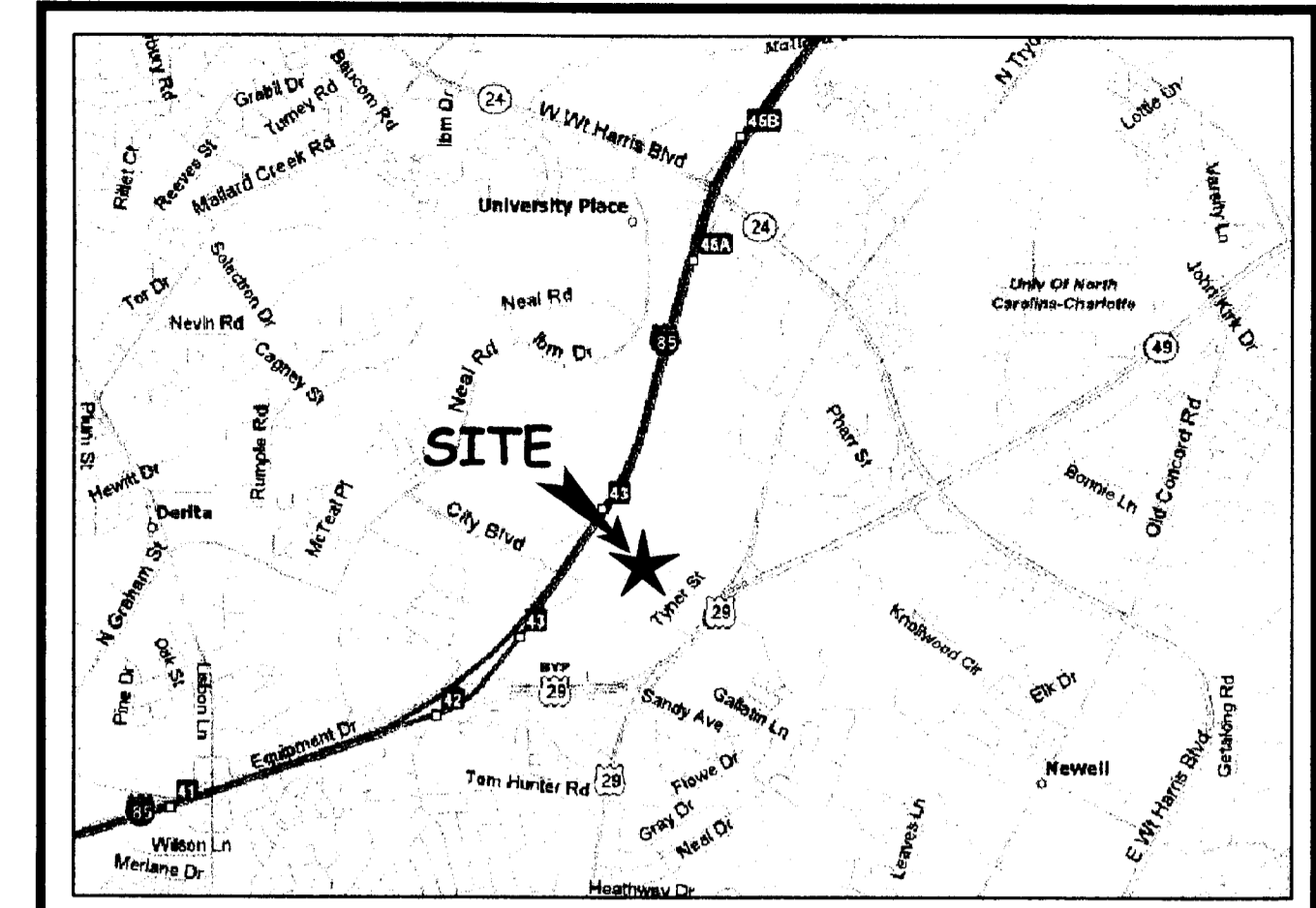
- STREET WALLS: THE BUILDING LOCATED WITHIN DEVELOPMENT AREA A MAY DEViate FROM THE STREET WALLS PROVISION OF THE ORDINANCE GENERALLY AS SHOWN ON THE ATTACHED BUILDING ELEVATIONS LOCATED ON SHEET RZ-6.
- SIGNS, BANNERS, FLAGS, AND PENNANTS: SIGNAGE WITHIN DEVELOPMENT AREA A OF THE SITE MAY DEViate FROM THE PROVISIONS OF THE ORDINANCE. THE ENCLOSED SIGN PACKAGE SHALL SUBSTITUTE FOR THE NORMAL REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR DEVELOPMENT AREA A OF THE SITE. SIGNAGE ON THE BUILDING MAY BE ILLUMINATED EITHER INTERNALLY OR EXTERNALLY BY LIGHTS MOUNTED ON THE BUILDING OR MOUNTED ON THE GROUND WITH LIGHTS PROJECTED ONTO THE BUILDING OR ANY COMBINATION OF THESE OPTIONS.

IN THE EVENT THAT: 1) THE CONNECTOR ROAD, A FUTURE ROADWAY TO BE CONSTRUCTED BETWEEN CITY BOULEVARD AND MCCULLOUGH DRIVE, IS OFFICIALLY NAMED AS IKEA BOULEVARD OR IKEA AVENUE OR SIMILAR NAME BY FORMAL ADOPTION AND RESOLUTION BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA OR BY ANY OTHER PROCESS RESULTING IN THAT STREET NAME BEING APPROVED; AND 2) THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) APPROVE AND CAUSE TO BE INSTALLED AT PETITIONERS' EXPENSE IDENTIFICATION MARKERS ON OVERHEAD INTERSTATE 85 HIGHWAY SIGNS THAT IDENTIFY THIS COLLECTOR ROAD AS IKEA BOULEVARD OR IKEA AVENUE OR SIMILAR NAME ON AT LEAST ONE INTERSTATE 85 OVERHEAD HIGHWAY SIGN FOR MOTORISTS TRAVELING NORTH ON I-85 LOCATED NO MORE THAN ONE MILE SOUTH OF THE CITY BOULEVARD EXIT AND ON AT LEAST ONE INTERSTATE 85 OVERHEAD HIGHWAY SIGN FOR MOTORISTS TRAVELING SOUTH ON INTERSTATE I-85 LOCATED NO MORE THAN ONE MILE NORTH OF THE CITY BOULEVARD EXIT, WITHIN ONE YEAR FROM THE DATE ON WHICH THIS REZONING PETITION IS APPROVED, THEN THE PETITIONERS AGREE THAT THE AUTHORIZATION FOR THE NAVIGATION SIGN PROVIDED BY THIS REZONING PETITION WILL BE RESCINDED AND NO LONGER IN FORCE OR EFFECT AND THAT IN THE EVENT THIS NAVIGATION SIGN HAS ALREADY BEEN PERMITTED AND ERRECTED, PETITIONERS WILL FORTHWITH CAUSE THE SAME TO BE REMOVED AT THEIR EXPENSE.

- BUILDING ENTRANCES: THE BUILDING LOCATED WITHIN DEVELOPMENT AREA A MAY DEViate FROM THE BUILDING ENTRANCE PROVISION OF THE ORDINANCE GENERALLY AS SHOWN ON THE ATTACHED BUILDING ELEVATIONS LOCATED ON SHEET RZ-6.
- URBAN OPEN SPACES: AT ITS ULTIMATE BUILD-OUT, THE SITE WILL INCLUDE APPROXIMATELY 2,800 SQUARE FEET OF URBAN OPEN SPACE AND APPROXIMATELY 40 LINEAR FEET OF BENCHES. HOWEVER, THE URBAN OPEN SPACE IS NOT REQUIRED TO BE PROVIDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND/OR CERTIFICATES OF OCCUPANCY FOR THE BUILDING LOCATED WITHIN DEVELOPMENT AREA A TO BE CONSTRUCTED.
- WITHIN DEVELOPMENT AREA A, PARKING AND MANEUVERING MAY BE LOCATED BETWEEN THE BUILDING AND PUBLIC STREETS AS GENERALLY DEPICTED ON THE SITE PLAN.
- SCREENING: ALTERNATE SCREENING METHODS ARE PERMITTED ON DEVELOPMENT AREA A OF THE SITE AS GENERALLY INDICATED ON SHEET RZ-2.

SITE DATA

REZONING AREA :	±37.3 ACRES
PROPOSED BUFFER/TREE SAVE AREA:	±8.80 ACRES 2
EXISTING ZONING :	I-1 / RE-1
PROPOSED ZONING :	MUDD-O
PROPOSED USE:	RETAIL
BUILDING FLOOR AREA NOT TO EXCEED:	414,000 SQ. FT.



VICINITY MAP
NOT TO SCALE

ZONED:
RE-2

IKEA NAVIGATIONAL TOWER
(SEE SHEET RZ-8)

APPROXIMATE LOCATION OF STORMWATER
QUALITY AND
QUANTITY BASIN.
BASINS SHALL NOT
BE LOCATED WITHIN
THE TREE SAVE AREA.

POSSIBLE ACCESS

2 SEE SHEET RZ-5 FOR
INFRASTRUCTURE ALIGNMENT
IMPROVEMENTS IN THIS AREA

50' WIDE MAINTAINED
TREE SAVE AREA

REZONING LIMITS

APPROXIMATE
LIMITS OF EXISTING
CITY BOULEVARD

PROPOSED RIGHT IN
RIGHT OUT ACCESS

CITY BLVD EXTENSION

FUTURE TRAFFIC
SIGNAL WHEN
WARRANTED

EXISTING CITY BLVD.

85 CITY PARTNERS, LLC
TAX NO. 047-231-06
DB. 18651, PG. 635
ZONED: I-1

**Kimley-Horn
and Associates, Inc**
4851 CHARLOTTE PARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
PHONE: (704) 333-5131
FAX: (704) 333-0845 © 2007

03/16/07
04/25/07
05/30/07

REVISIONS
1. REVISED PER STAFF COMMENTS
2. REVISED PER STAFF COMMENTS
3. REVISED PER STAFF COMMENTS

CITY BLVD - NORTH REZONING

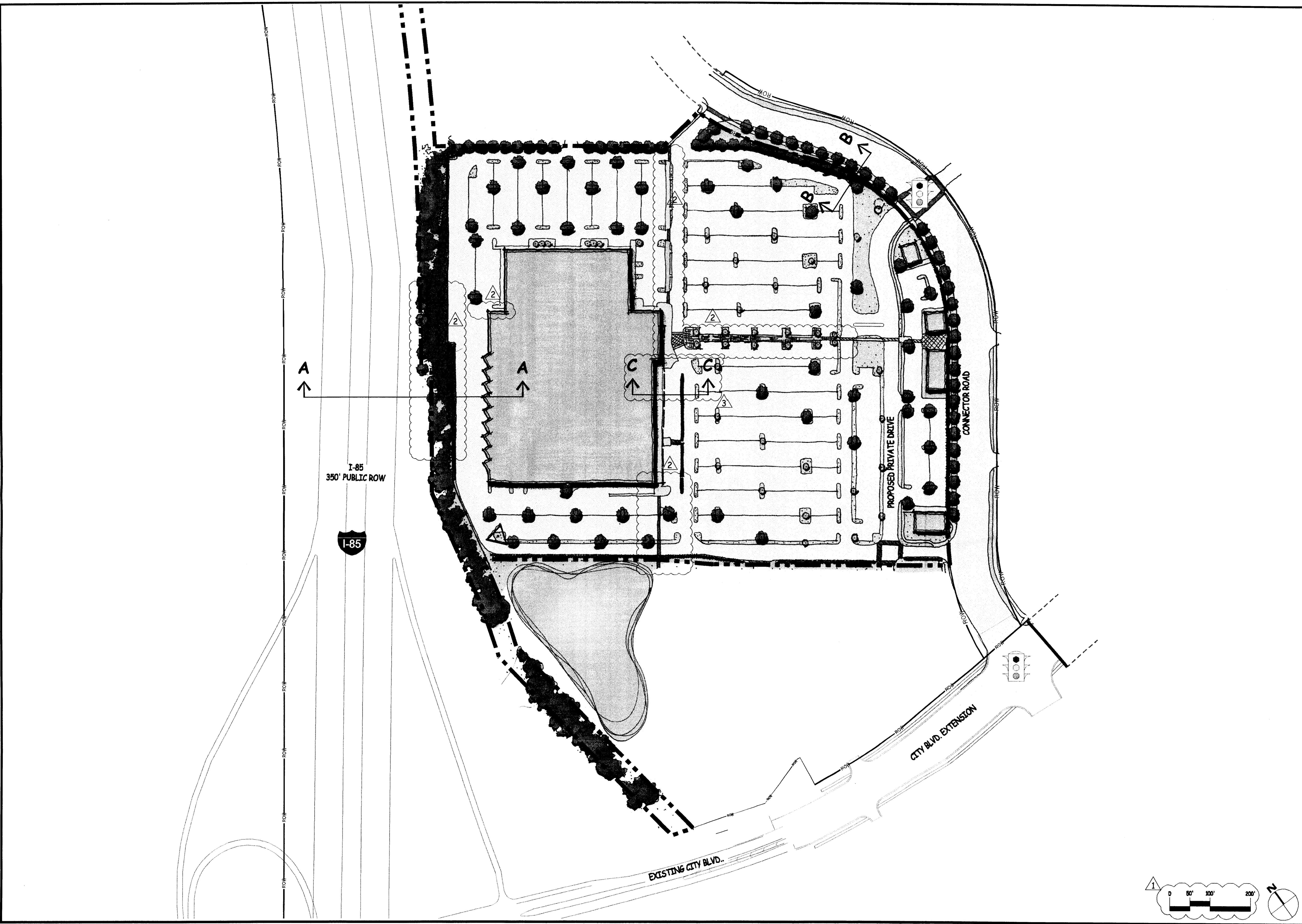
PETITIONERS:
IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

FOR PUBLIC
HEARING
PETITION NO.
2006-155

DESIGNED BY: LL
DRAWN BY: LL
CHECKED BY: BW
DATE: 03-16-07

TECHNICAL
DATA SHEET
RZ-1

June 06, 2007 - 9:43am By: lannieris



**Kimley-Horn
and Associates, Inc**
4851 CHARLOTTE PARK DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA 28217
PHONE: (704) 333-5151
FAX: (704) 333-0946 © 2007

REVISIONS

1	REVISED PER STAFF COMMENTS	03/16/07
2	REVISED PER STAFF COMMENTS	04/25/07
3	REVISED PER STAFF COMMENTS	05/30/07

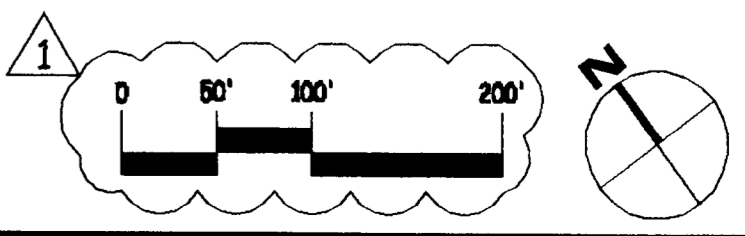
CITY BLVD - NORTH REZONING
 CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
 (NEC) I-85 AND CITY BLVD.

PETITIONERS:
 IKEA PROPERTY, INC. AND
 CRESCENT RESOURCES, LLC

FOR PUBLIC HEARING
PETITION NO.
 2006-155

DESIGNED BY: LL
 DRAWN BY: LL
 CHECKED BY: BW
 DATE: 03-16-07

SCHEMATIC SITE PLAN
RZ-2



REVISIONS

1	REVISED PER STAFF COMMENTS	03/16/07
2	REVISED PER STAFF COMMENTS	04/25/07
3	REVISED PER STAFF COMMENTS	05/30/07

CITY BLVD - NORTH REZONING

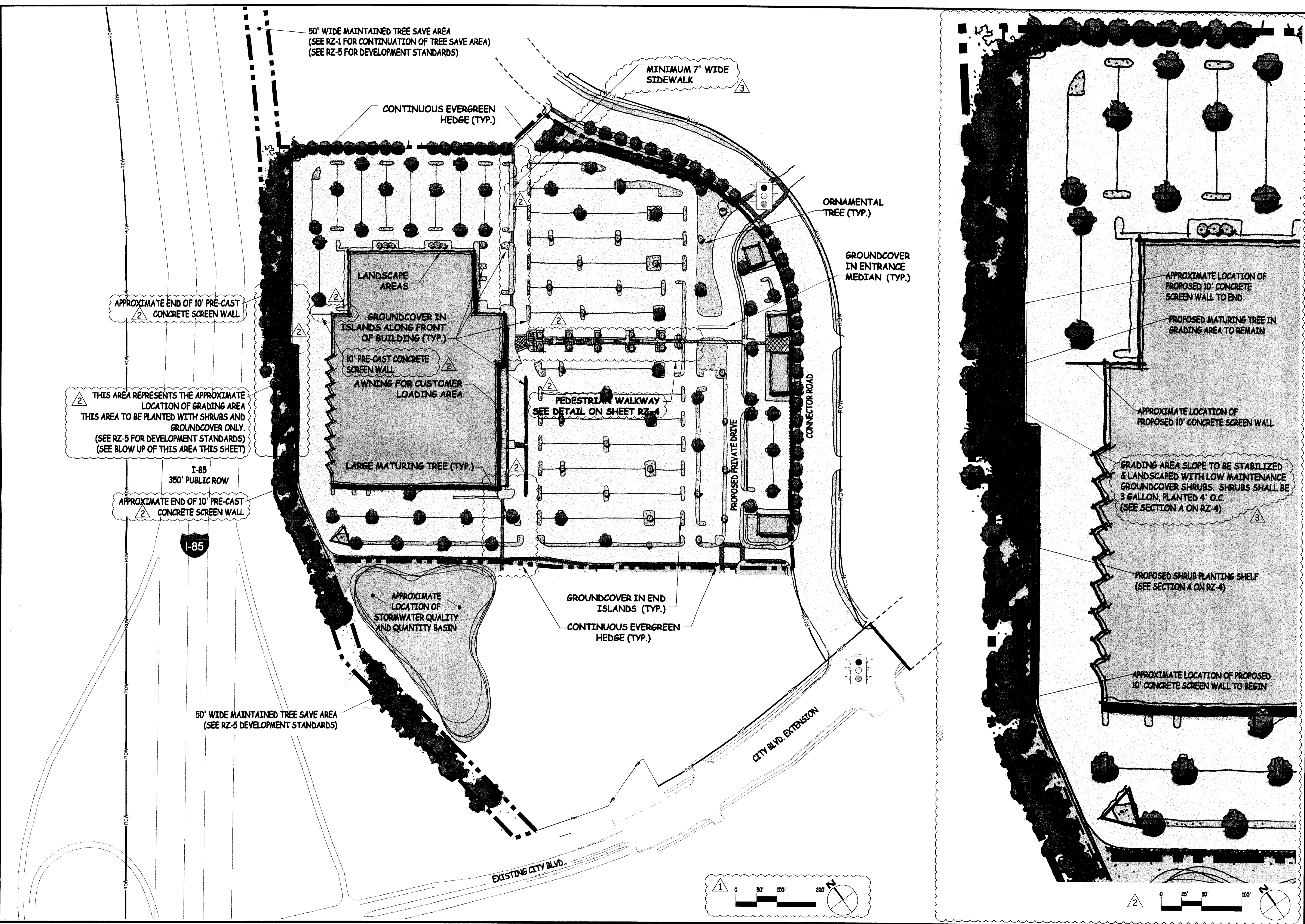
CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

PETITIONERS:
IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

FOR PUBLIC
HEARING
PETITION NO.
2006-155

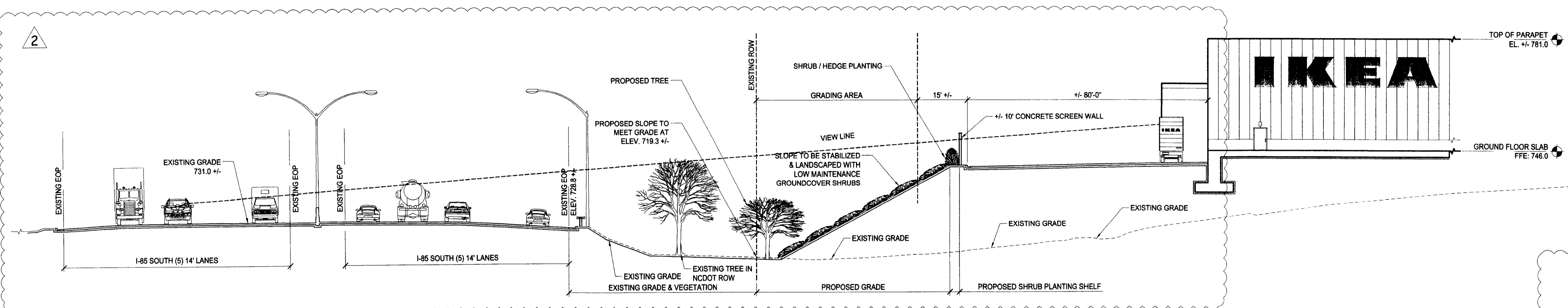
DESIGNED BY: LL
DRAWN BY: LL
CHECKED BY: BW
DATE: 03-16-07

PLANTING
PLAN
RZ-3



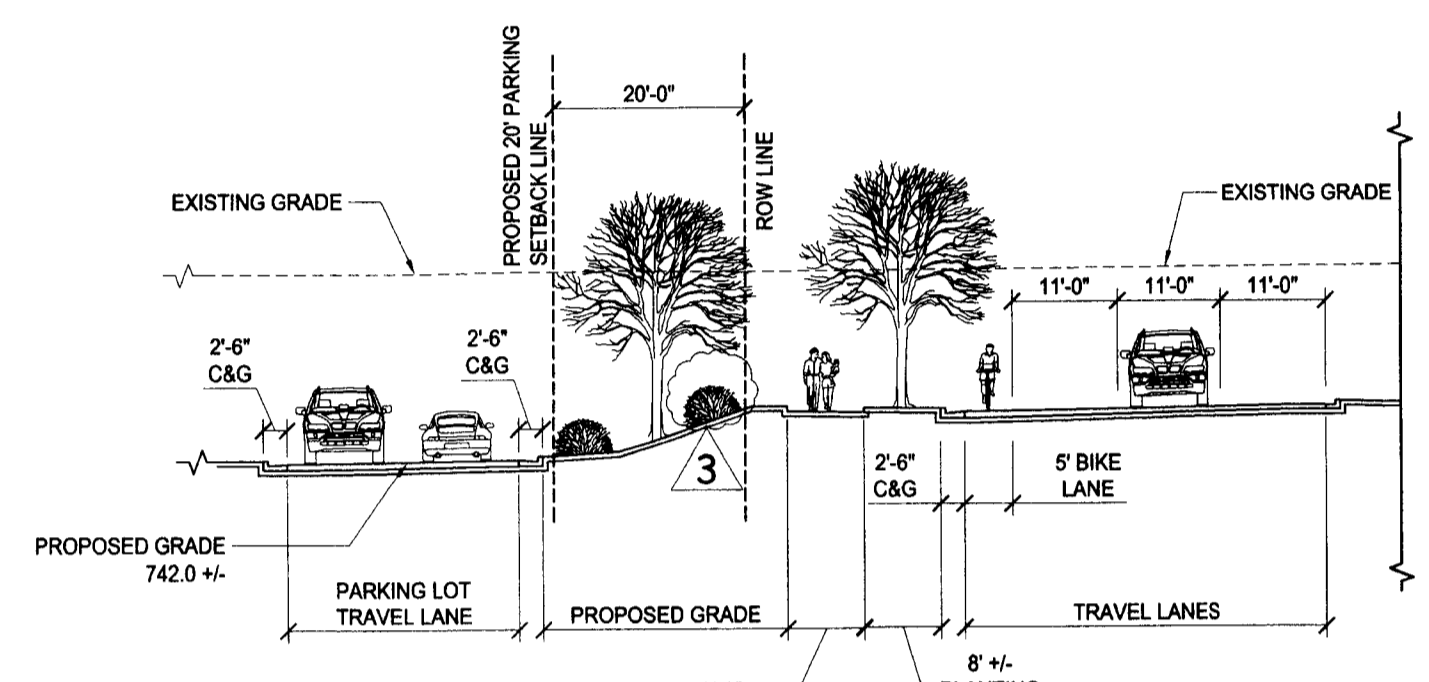
June 06, 2007 - 9:50am by: [unreadable]

June 06, 2007 - 11:00am By: amanda@kimley-horn.com
 F:\088593 IKEA\001 Charlotte\WMA\CADD\rezoning plans\rezoning SUBMITTAL 06-06-07\REZONING SHEETS 00A.dwg



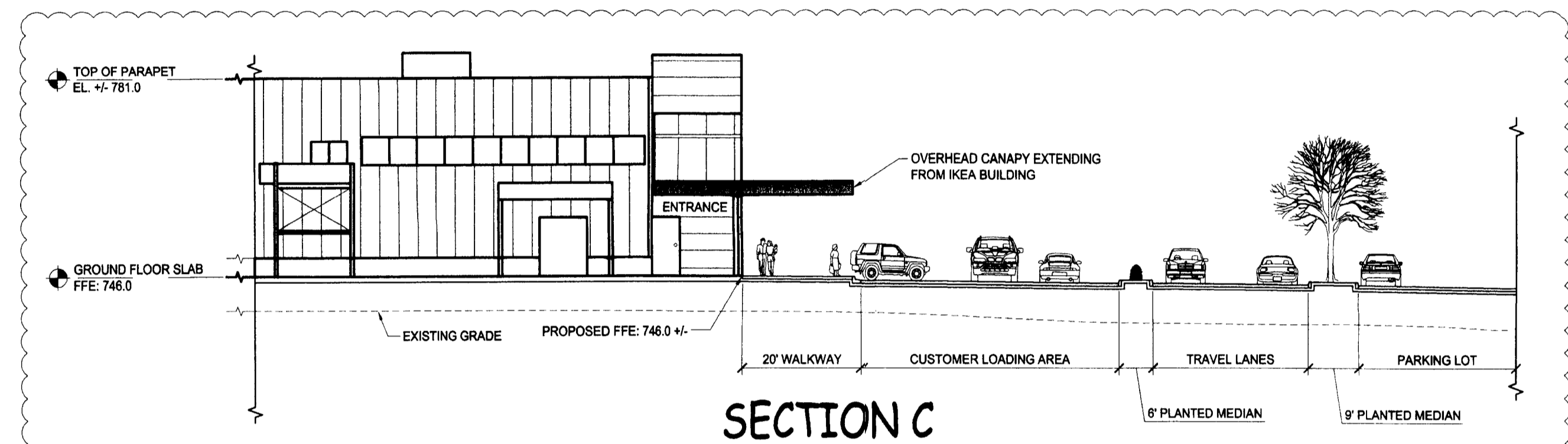
SECTION A

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 20'



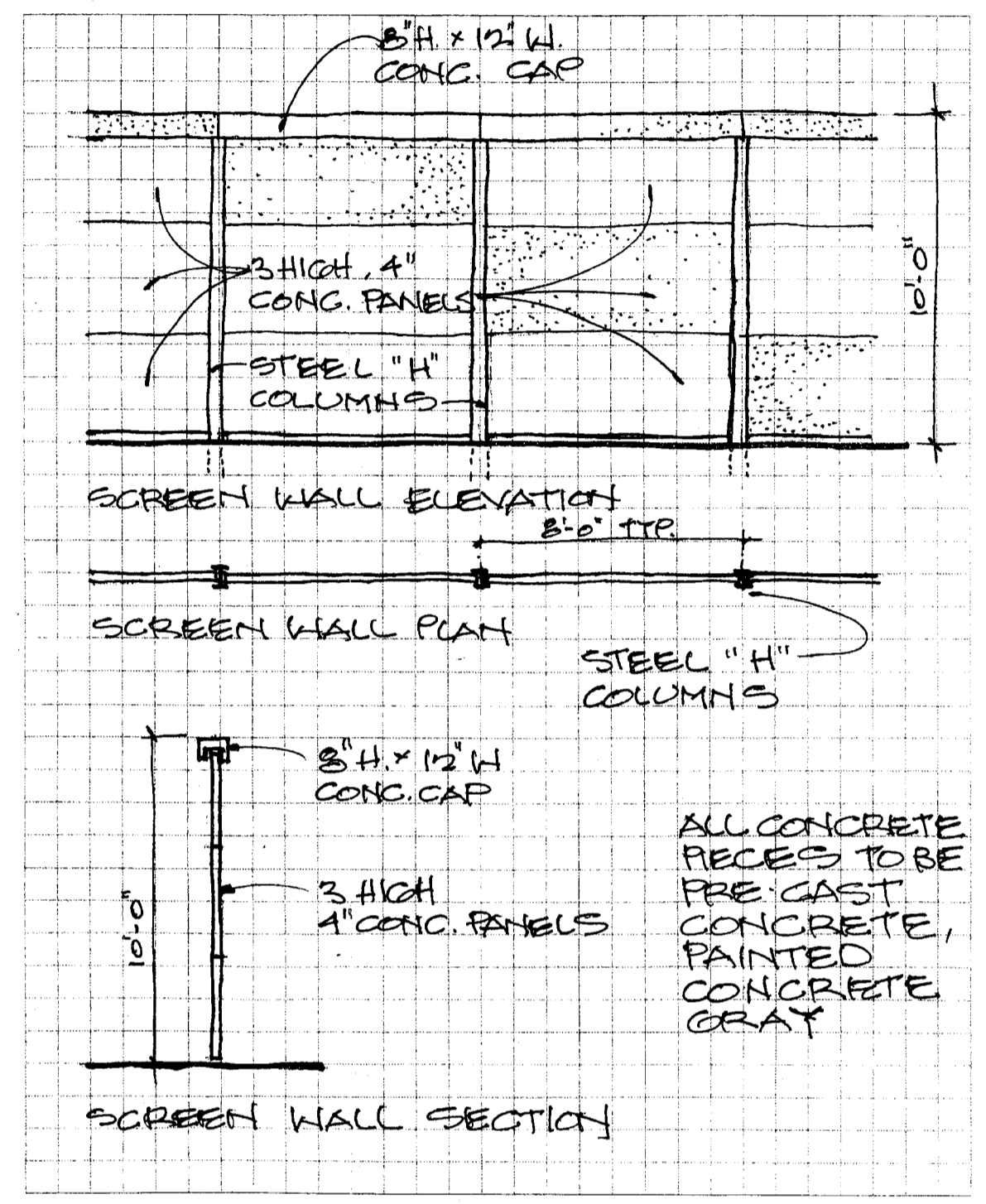
SECTION B

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 20'



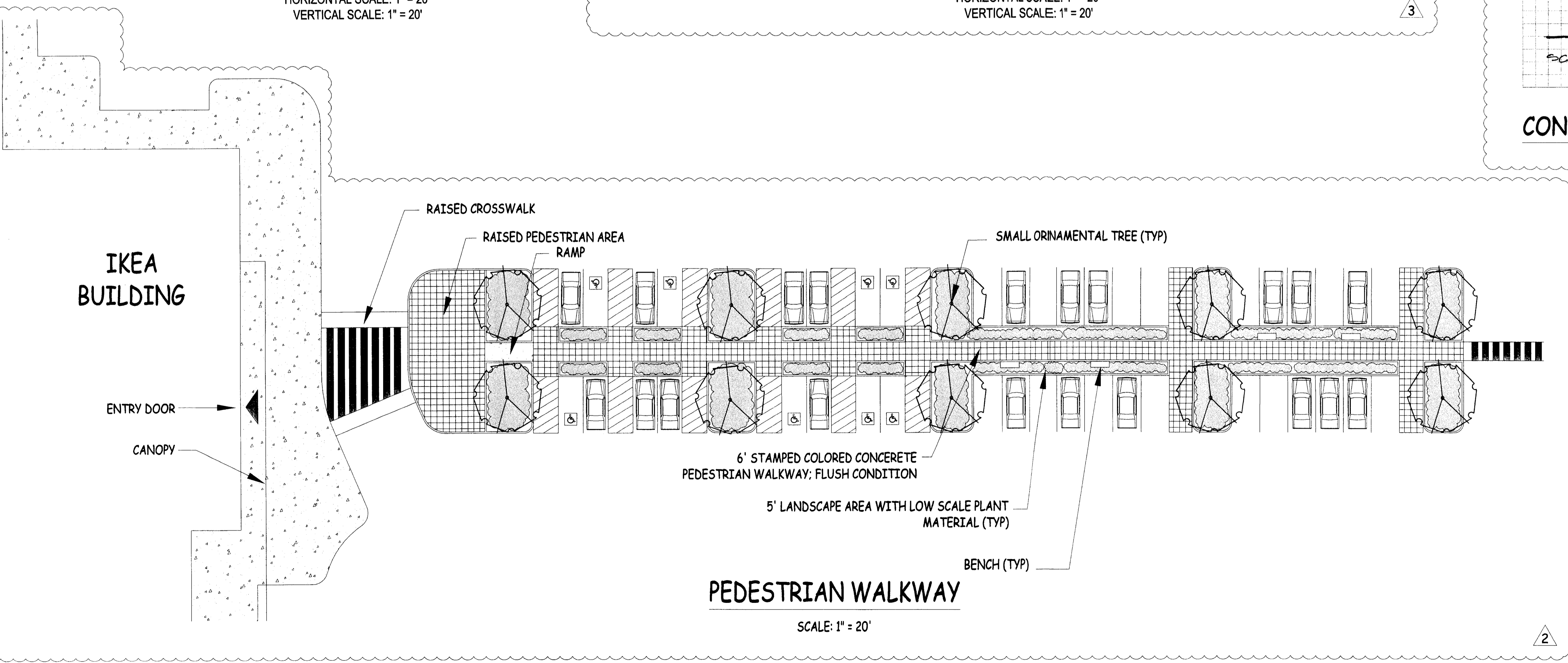
SECTION C

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 20'



CONCRETE SCREEN WALL DETAIL

SCALE: N.T.S.



PEDESTRIAN WALKWAY

SCALE: 1" = 20'

03/16/07
 04/25/07
 05/30/07

1 REVISED PER STAFF COMMENTS
 2 REVISED PER STAFF COMMENTS
 3 REVISED PER STAFF COMMENTS

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
 (NEC) I-85 AND CITY BLVD.

PETITIONERS:
 IKEA PROPERTY, INC. AND
 CRESCENT RESOURCES, LLC

**FOR PUBLIC HEARING
 PETITION NO. 2006-155**

DESIGNED BY: LL
 DRAWN BY: LL
 CHECKED BY: BW
 DATE: 03-16-07

**SECTIONS AND DETAILS
 RZ-4**

DEVELOPMENT STANDARDS

CITY BOULEVARD-NORTH REZONING MUDD OPTIONAL SITE PLAN NOTES

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- THE PROPOSED USE OF THE PROPERTY WILL BE FOR THE DEVELOPMENT OF THE SITE TO ACCOMMODATE A RETAIL DEVELOPMENT ALONG WITH ASSOCIATED PARKING, OPEN SPACE, AND SERVICE AREAS AS GENERALLY DEPICTED ON THE SITE PLAN.
- ALL DUMPSTERS WILL BE SCREENED WITH A PRE-CAST CONCRETE SCREEN WALL AS ILLUSTRATED ON THE SITE PLAN.
- THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS EXCEPT AS NOTED IN SECTION 10 BELOW.
- MAINTAINED TREE SAVE, UNDISTURBED TREE SAVE AND GRADING AREAS ARE GENERALLY DEPICTED AND/OR DIMENSIONED ON THE TECHNICAL DATA SHEET.

MAINTAINED TREE SAVE AREA

WITHIN THE MAINTAINED TREE SAVE AREAS, TREES FOUR INCHES CALIPER AND GREATER WILL BE PRESERVED. THE PETITIONER RESERVES THE RIGHT TO REMOVE WEEDS AND VINES AND TREES THAT MEASURE LESS THAN FOUR INCHES CALIPER.

BEST EFFORTS WILL BE EMPLOYED TO NOT DISTURB ANY HEALTHY NATIVE, UNDERSTORY TREES, LESS THAN 4 INCHES CALIPER, KNOWN TO PRODUCE SEASONAL COLOR. IF ANY OF THESE TREES ARE REMOVED, REPLANTING OF THESE TREE SPECIES NORTH AND/OR SOUTH OF GRADING AREA (NOTED BELOW) WILL OCCUR ALONG THE SITE'S I-85 PROPERTY LINE. THESE TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S TREE ORDINANCE GUIDELINES. THIS IS LIMITED TO DOGWOODS, EASTERN REDBUDS, BEECHES, SERVICEBERRIES AND TULIP TREES.

TREE MEASUREMENTS WILL BE TAKEN AS FOLLOWS: IF THE TREE IS LESS THAN 4 INCHES CALIPER, IT WILL BE MEASURED 6 INCHES ABOVE GROUND LEVEL. IF THE TREE IS 4 INCHES IN DIAMETER, IT WILL BE MEASURED ONE FOOT ABOVE GROUND LEVEL.

DEAD TREES AND MATERIALS MAY BE REMOVED. THE GROUNDS LOCATED WITHIN THE MAINTAINED TREE SAVE AREA WILL BE MAINTAINED IN A NATURAL STATE.

GRADING AREA

WITHIN THE GRADING AREA DEPICTED ON THE SITE PLAN, ALL EXISTING TREES AND SHRUBBERY MAY BE REMOVED AND GRADING MAY OCCUR. THEREAFTER, THE GRADING AREA WILL BE STABILIZED, RE-VEGETATED, WELL-MAINTAINED AND LANDSCAPED AS PART OF THE OVERALL SITE LANDSCAPING PLAN. THE PETITIONER WILL WORK WITH THE URBAN FORESTRY STAFF TO DETERMINE THE APPROPRIATE PLANTING/REPLANTING PLAN FOR THE GRADING AREA ALONG I-85 CONSISTENT WITH THE LANDSCAPING PLAN ON THE SITE PLAN. IF REQUIRED BY THE URBAN FORESTRY STAFF, THE PETITIONER MAY SEEK NECESSARY APPROVAL(S) FROM THE CITY OF CHARLOTTE TREE COMMISSION.

UNDISTURBED TREE SAVE AREA

THE AREA THAT IS DESIGNATED AS AN UNDISTURBED TREE SAVE AREA SHALL REMAIN UNDISTURBED.

- PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE EXCEPT AS NOTED IN SECTION 10 BELOW.
- DETACHED SITE LIGHTING WILL BE LIMITED TO 35 FEET IN HEIGHT. WALL MOUNTED LIGHTING WILL BE FULLY SHIELDED. ARCHITECTURAL LIGHTING LOCATED ON THE SITE MAY BE DIRECTED TOWARD BUILDING FACADES. WITH THE EXCEPTION OF STREET LIGHTING, DETACHED SITE LIGHTING WILL BE FULLY SHIELDED.
- MINOR CHANGES IN THE LOCATION OF DETACHED LIGHTING AND SIGNAGE FROM THAT DEPICTED ON THE SITE PLAN AND/OR SIGN PACKAGE WILL BE PERMITTED.
- NO PERMANENT OUTDOOR SALES OR STORAGE IS PERMITTED.
- DUE TO THE NATURE AND LOCATION OF THE SITE AND THE UNIQUE CHARACTERISTICS OF THE POTENTIAL USES FOR THE SITE, THE PETITIONER PROPOSES THE FOLLOWING OPTIONAL PROVISIONS TO THE NORMAL MUDD DISTRICT STANDARDS AS FOLLOWS:

- STREET WALLS: THE BUILDING LOCATED WITHIN DEVELOPMENT AREA A MAY DEVIATE FROM THE STREET WALLS PROVISION OF THE ORDINANCE GENERALLY AS SHOWN ON THE ATTACHED BUILDING ELEVATIONS LOCATED ON SHEET RZ-6.
- SIGNS, BANNERS, FLAGS, AND PENNANTS: SIGNAGE WITHIN DEVELOPMENT AREA A OF THE SITE MAY DEVIATE FROM THE PROVISIONS OF THE ORDINANCE. THE SIGNAGE ILLUSTRATED WITHIN THE SIGN PACKAGE ACCOMPANYING THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS SHALL SUBSTITUTE FOR THE NORMAL REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR DEVELOPMENT AREA A OF THE SITE. SIGNAGE ON THE BUILDING MAY BE ILLUMINATED EITHER INTERNALLY OR EXTERNALLY BY LIGHTS MOUNTED ON THE BUILDING OR MOUNTED ON THE GROUND WITH LIGHTS PROJECTED ONTO THE BUILDING OR AN COMBINATION OF THESE OPTIONS.

IF, WITHIN ONE YEAR FROM THE DATE ON WHICH THIS REZONING PETITION IS APPROVED, THE FOLLOWING CONDITIONS ARE SATISFIED: 1) THE CONNECTOR ROAD, A FUTURE ROADWAY TO BE CONSTRUCTED BETWEEN CITY BOULEVARD AND MCCULLOUGH DRIVE, IS OFFICIALLY NAMED AS IKEA BOULEVARD OR IKEA AVENUE OR SIMILAR NAME BY FORMAL ADOPTION AND RESOLUTION BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA OR BY ANY OTHER PROCESS RESULTING IN THAT STREET NAME BEING APPROVED; AND 2) THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) APPROVE AND CAUSE TO BE INSTALLED AT THE PETITIONER'S EXPENSE IDENTIFICATION MARKERS ON OVERHEAD INTERSTATE 85 HIGHWAY SIGNS THAT IDENTIFY THIS COLLECTOR ROAD AS IKEA BOULEVARD OR IKEA AVENUE OR SIMILAR NAME ON AT LEAST ONE INTERSTATE 85 OVERHEAD HIGHWAY SIGN FOR MOTORISTS TRAVELING NORTH ON I-85 LOCATED NO MORE THAN ONE MILE SOUTH OF THE CITY BOULEVARD EXIT AND ON AT LEAST ONE INTERSTATE 85 OVERHEAD HIGHWAY SIGN FOR MOTORISTS TRAVELING SOUTH ON INTERSTATE I-85 LOCATED NO MORE THAN ONE MILE NORTH OF THE CITY BOULEVARD EXIT; THEN THE PETITIONERS AGREE THAT THE AUTHORIZATION FOR THE NAVIGATION SIGN PROVIDED BY THIS REZONING PETITION WILL BE RESCINDED AND NO LONGER IN FORCE OR EFFECT AND FURTHER AGREE THAT SHOULD THIS NAVIGATION SIGN HAVE ALREADY BEEN PERMITTED AND ERECTED AT THE TIME BOTH OF THE FOREGOING CONDITIONS ARE SATISFIED, TO FORTHWITH CAUSE THE SAME TO BE REMOVED AT THEIR EXPENSE.

- BUILDING ENTRANCES: THE BUILDING LOCATED WITHIN DEVELOPMENT AREA A MAY DEVIATE FROM THE BUILDING ENTRANCE PROVISION OF THE ORDINANCE GENERALLY AS SHOWN ON THE ATTACHED BUILDING ELEVATIONS LOCATED ON SHEET RZ-6.
 - URBAN OPEN SPACES: AT ITS ULTIMATE BUILD-OUT, THE SITE WILL INCLUDE APPROXIMATELY 2,800 SQUARE FEET OF URBAN OPEN SPACE AND APPROXIMATELY 40 LINEAR FEET OF BENCHES. HOWEVER, THE URBAN OPEN SPACE IS NOT REQUIRED TO BE PROVIDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND/OR CERTIFICATES OF OCCUPANCY FOR THE BUILDING LOCATED WITHIN DEVELOPMENT AREA A TO BE CONSTRUCTED.
 - WITHIN DEVELOPMENT AREA A, PARKING AND MANUEVERING MAY BE LOCATED BETWEEN THE BUILDING AND PUBLIC STREETS AS GENERALLY DEPICTED ON THE SITE PLAN.
 - SCREENING: ALTERNATE SCREENING METHODS ARE PERMITTED ON DEVELOPMENT AREA A OF THE SITE AS GENERALLY INDICATED ON SHEET RZ-2.
- BUILDINGS LOCATED ON THE SITE WILL NOT EXCEED 50 FEET IN HEIGHT AS MEASURED FROM FINISHED FLOOR ELEVATION TO PARAPET.
 - IN THE EVENT THE BUILDING TO BE CONSTRUCTED ON DEVELOPMENT AREA A SHOULD AT ANY TIME OR TIMES AFTER ITS INITIAL OCCUPATION BE PERMANENTLY VACATED BY ANY OCCUPANT, THE OWNER OR OWNERS OR FORMER OCCUPANT THEREOF (AS APPROPRIATE) SHALL IMPLEMENT THE FOLLOWING BUILDING VACANCY MITIGATION PROCEDURES:
 - THE EXTERIOR OF THE BUILDING, ASSOCIATED PARKING LOT, OUTSIDE LIGHTING, LANDSCAPING AND IRRIGATION SYSTEM SHALL CONTINUE TO BE OPERATED, MAINTAINED, SECURED, REPAIRED OR REPLACED IN THE SAME MANNER AS WHEN THE BUILDING WAS OCCUPIED.
 - ALL EXTERIOR BUSINESS SIGNS SHALL BE REMOVED AND EXTERIOR BUILDING SURFACES SHALL BE REPAIRED AND REPAINTED TO PROVIDE A NEAT APPEARANCE WITHIN 45 DAYS AFTER THE BUILDING HAS BEEN PERMANENTLY VACATED BY ANY OCCUPANT FOR A PERIOD LONGER THAN 6 MONTHS FOR ANY REASON OTHER THAN FIRE OR SOME OTHER CASUALTY OR A FORCE MAJEURE EVENT, OR ALTERATIONS, REMODELING, ADDITIONS AND/OR SIMILAR CONSTRUCTION ACTIVITIES.
 - TRASH AND LITTER SHALL BE REMOVED ON A REGULAR BASIS AT LEAST ONCE A WEEK.
 - SHOULD THE BUILDING BE PERMANENTLY VACATED BY ANY OCCUPANT FOR A PERIOD LONGER THAN 6 MONTHS FOR ANY REASON OTHER THAN FIRE OR SOME OTHER CASUALTY OR A FORCE MAJEURE EVENT, OR ALTERATIONS, REMODELING, ADDITIONS AND/OR SIMILAR CONSTRUCTION ACTIVITIES, THEN THE OWNER OR OWNERS OR OCCUPANT OF THE BUILDING (AS APPROPRIATE) SHALL THEREAFTER IMPLEMENT WITH REASONABLE DISPATCH COMMERCIALY REASONABLE EFFORTS (INCLUDING LISTING THE PROPERTY WITH A COMMERCIAL BROKERAGE FIRM) WHICH ARE DESIGNED TO CAUSE THE BUILDING TO BE REOCCUPIED AND DEVOTED TO ANY USE OR USES PERMITTED IN THE MUDD DISTRICT (OR ANY OTHER PERMISSIBLE USE AUTHORIZED BY A SUBSEQUENTLY APPROVED REZONING PETITION). IN OFFERING THE BUILDING FOR SALE OR LEASE, THE OWNER/OCCUPANT OF THE BUILDING MAY NOT IMPOSE ANTI-COMPETITIVE COVENANTS OR RESTRICTIONS BY DEED OR CONTRACT THAT WOULD PREVENT A BUSINESS WHICH IS SIMILAR TO THE BUSINESS CONDUCTED BY THE FORMER OCCUPANT OF THE BUILDING FROM OCCUPYING AND CONDUCTING ITS BUSINESS WITHIN THE BUILDING. IF IT PURCHASED OR LEASED THE BUILDING, THE INTENT BEING TO ENSURE THAT SUCH COMPETITORS ARE NOT DISCOURAGED FROM PURCHASING OR SEEKING TO LEASE THE BUILDING BY THE IMPOSITION OF RESTRICTIONS WHICH WOULD PREVENT THEM FROM OCCUPYING AND CONDUCTING THEIR COMPETITIVE-BUSINESS WITHIN THE BUILDING.
 - IF AT SOME FUTURE TIME THE OWNER OF THE BUILDING TO BE CONSTRUCTED ON DEVELOPMENT AREA A, ELECTS TO DEMOLISH THIS BUILDING, THE ZONING COMMITTEE OF THE PLANNING COMMISSION MAY APPROVE AN AMENDMENT TO THE APPROVED REZONING PLAN FOR THIS SITE WHICH WOULD ACCOMMODATE MORE BUILDINGS THAN THE ONE BUILDING WHICH THE TECHNICAL DATA SHEET (SHEET RZ-1) CURRENTLY ALLOWS WITHIN THAT BUILDING AREA THROUGH AN ADMINISTRATIVE SITE PLAN AMENDMENT; SUBJECT, HOWEVER, TO THE SATISFACTION OF ALL APPLICABLE REGULATIONS UNDER THE MUDD ZONING DISTRICT IN EFFECT AT THE TIME SUCH APPROVAL IS SOUGHT.

- ACCESS TO THE SITE WILL BE PROVIDED BY DRIVEWAY CONNECTIONS TO THE FUTURE CITY BLVD. AND TO A FUTURE CONNECTOR ROAD AS GENERALLY DEPICTED ON THE SITE PLAN.

14. THE FOLLOWING ROAD IMPROVEMENTS WILL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT ON THE SITE:

AT THE INTERSECTION OF CITY BOULEVARD/I-85 NB RAMP (SUBJECT TO THE REVIEW AND APPROVAL OF THE NCDOT)

- ADD ONE LANE TO THE NB ON-RAMP TO ACCOMMODATE FREE-FLOW OPERATION ON THE WESTBOUND CITY BLVD RIGHT-TURN MOVEMENT.
- PROVIDE A RAISED CONCRETE CHANNELIZING ISLAND DESIGNED TO ACCOMMODATE PEDESTRIANS.
- PROVIDE SEPARATE THROUGH/LEFT AND RIGHT-TURN LANES ON THE NORTHBOUND OFF-RAMP APPROACH. THROUGH/LEFT LANE TO HAVE A MINIMUM OF 300 FEET OF STORAGE, WITH THE RAMP TERMINATING AS THE RIGHT-TURN LANE. TURN LANE BAY TAPER RATE/DESIGN SHALL BE IN ACCORDANCE WITH NCDOT'S DRIVEWAY MANUAL.
- FULLY FUND THE COST OF A TRAFFIC SIGNAL CONTROLLING THE NB OFF-RAMP AND NB ON-RAMP, INCLUDING INTERCONNECT TO THE NEAREST SIGNAL(S).

AT THE INTERSECTION OF CITY BOULEVARD/I-85 SB RAMP (SUBJECT TO THE REVIEW AND APPROVAL OF THE NCDOT)

- PROVIDE SEPARATE THROUGH/LEFT AND RIGHT-TURN LANES ON THE SOUTHBOUND OFF-RAMP APPROACH. RIGHT-TURN LANE TO HAVE A MINIMUM OF 300 FEET OF STORAGE AND BAY TAPER RATE/DESIGN SHALL BE IN ACCORDANCE WITH NCDOT'S DRIVEWAY MANUAL.

AT THE INTERSECTION OF CITY BOULEVARD/CONNECTOR ROAD

- PROVIDE WESTBOUND RIGHT-TURN LANE ON CITY BOULEVARD. STORAGE AND BAY TAPER LENGTHS AS SHOWN ON THE PHASE I - UNIVERSITY CITY BOULEVARD EXTENSION CONSTRUCTION PLANS (CITY OF CHARLOTTE PROJECT NUMBER: 512-99-009, AS PREPARED BY GANNETT FLEMING).
- FULLY FUND THE COST OF A TRAFFIC SIGNAL, EQUIPMENT, AND INTERCONNECT CABLE WITH US 29/NC 49. TRAFFIC SIGNAL CONTROL AT THE INTERSECTION OF CITY BOULEVARD AND THE CONNECTOR ROAD WILL ULTIMATELY UTILIZE MAST ARM ASSEMBLY POLES/STEEL POSTS.
- PROVIDE DUAL SOUTHBOUND LEFT-TURN LANES ON CONNECTOR ROAD WITH 600 FEET OF STORAGE, 300 FEET OF STORAGE IN EACH LANE, AND BAY TAPER OF 12:1.
- PROVIDE A SOUTHBOUND RIGHT-TURN LANE WITH 300 FEET OF STORAGE AND BAY TAPER OF 12:1.
- ADEQUATELY DESIGNED NORTHBOUND RECEIVING LANES FOR THE EASTBOUND DUAL LEFT-TURN LANES FROM CITY BLVD.

AT THE INTERSECTION OF CITY BOULEVARD/PROPOSED RIGHT-IN/RIGHT-OUT DRIVEWAY

- PROVIDE WESTBOUND RIGHT-TURN LANE. STORAGE AND BAY TAPER LENGTHS AS SHOWN ON THE PHASE I - UNIVERSITY CITY BOULEVARD EXTENSION CONSTRUCTION PLANS (CITY OF CHARLOTTE PROJECT NUMBER: 512-99-009, AS PREPARED BY GANNETT FLEMING).

CONNECTOR ROAD

- FROM CITY BOULEVARD TO NORTH OF DEVELOPMENT AREA A TO GENERALLY PROVIDE A 4-LANE MEDIAN DIVIDED ROADWAY WITH 6-FOOT MEDIAN AND 5-FOOT BIKE LANES. LANDSCAPED MEDIANS SHALL BE PROVIDED WHERE POSSIBLE.

AT THE INTERSECTION OF CONNECTOR ROAD/IKEA WAY

- PROVIDE 6-FOOT MEDIAN ON CONNECTOR ROAD.
- PROVIDE DUAL NORTHBOUND LEFT-TURN LANES, WITH ONE THROUGH LANE ON THE CONNECTOR ROAD TERMINATING AS A DROP LEFT-TURN LANE, AND THE SECOND TURN LANE BEING DEVELOPED OUT OF A BAY TAPER WITH 400 FEET OF STORAGE AND 12:1 TAPER.
- PROVIDE SOUTHBOUND LEFT-TURN LANE WITH 200 FEET OF STORAGE AND A BAY TAPER RATE OF 12:1.
- FULLY FUND THE COST OF A TRAFFIC SIGNAL, EQUIPMENT, AND INTERCONNECT CABLE WITH CITY BOULEVARD/CONNECTOR ROAD TRAFFIC SIGNAL.
- PROVIDE A NORTHBOUND RIGHT-TURN LANE ON CONNECTOR ROAD WITH 150 FEET OF STORAGE AND 12:1 BAY TAPER.

AT THE INTERSECTION OF CONNECTOR ROAD/NORTHERN DIRECTIONAL Crossover DRIVEWAY

- PROVIDE NORTHBOUND LEFT-TURN LANE WITH 150 FEET OF STORAGE AND A BAY TAPER OF 12:1 ON CONNECTOR ROAD.

ALL TRANSPORTATION IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ARE TO BE DESIGNED IN CONFORMANCE WITH CDOT AND NCDOT STANDARDS AS DETERMINED BY CDOT/NCDOT. THESE IMPROVEMENTS MUST BE COORDINATED WITH THE CITY'S FUNDED PROJECT TO CONSTRUCT PHASE I OF THE CITY'S US 29/NC 49 INTERSECTION/WEAVE ELIMINATION PROJECT AND ARE TO BE SUBMITTED FOR REVIEW/APPROVAL THROUGH THE SUBDIVISION PROCESS. SUBDIVISION PLAN APPROVAL IS REQUIRED PRIOR TO BUILDING/DRIVEWAY PERMIT ISSUANCE. ALL TRANSPORTATION IMPROVEMENTS ARE REQUIRED TO BE COMPLETED, INSPECTED, AND ACCEPTED FOR MAINTENANCE PRIOR TO OBTAINING ANY CERTIFICATE OF OCCUPANCY ON THE SITE. BONDING UNCOMPLETED WORK SHALL BE INSUFFICIENT FOR PURPOSES OF ISSUING A CERTIFICATE OF OCCUPANCY.

- THE FOLLOWING ROAD IMPROVEMENT WILL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING LOCATED IN DEVELOPMENT AREA A OR IKEA, WHICHEVER OCCURS FIRST:
 - CONSTRUCTION OF A VEHICULAR CONNECTION EXTENDING FROM DEVELOPMENT AREA A OF THE SITE TO CITY BOULEVARD (SUBJECT TO APPROVAL OF A DRIVEWAY PERMIT BY NCDOT) WITH THE FINAL LOCATION OF THE CONNECTION POINT AND ROADWAY TO BE DETERMINED PRIOR TO MUDD SITE-PLAN SUBMITTAL FOR IKEA.
- A TRANSIT SHELTER PAD AND STOP WILL BE PROVIDED ON THE SITE NEAR THE CONNECTOR ROAD. THE INTERNAL DRIVEWAY(S) THAT PROVIDE ACCESS TO THE PAD AND STOP WILL BE CONSTRUCTED WITH HEAVY-DUTY PAVEMENT TO ENABLE BUS-TRAVEL.

A MINIMUM OF 25 NON-EXCLUSIVE PARK AND RIDE SPACES WILL BE PROVIDED IN PROXIMITY TO THE PAD AND STOP SUBJECT TO EACH OF THE FOLLOWING PROVISIONS:

- THE PARK AND RIDE SPACES ARE NOT REQUIRED TO BE INSTALLED UNTIL THE INTERSECTION OF HIGHWAY 29 AND CITY BOULEVARD IS FULL MOVEMENT AND THERE IS BUS SERVICE ALONG CITY BOULEVARD AND UNTIL THREE MONTHS AFTER THE GRAND OPENING OF THE STORE TO BE LOCATED WITHIN DEVELOPMENT AREA A.
- SIGNAGE MAY BE INSTALLED ON THE SITE INDICATING THAT THE PARK AND RIDE SPACES ARE NOT AVAILABLE FOR BUS PATRONS ON THE WEEKENDS.
- THE PARK AND RIDE SPACES MAY BE REMOVED IF THE NORTHEAST LIGHT RAIL LINE IS CONSTRUCTED AND A STATION IS BUILT NEARBY (EITHER AT ROCKY RIVER ROAD OR AT CITY BOULEVARD).

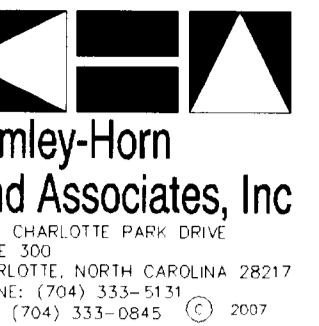
- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.

WITH REGARD TO WATER QUALITY, THE PETITIONER WILL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. 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, THAT HAVE BEEN DESIGNED TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

STORM WATER QUALITY AND QUANTITY BASINS WILL NOT BE LOCATED IN THE TREE SAVE AREAS.

- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



03/16/07
04/25/07
05/30/07

REVISIONS
1 REVISED PER STAFF COMMENTS
2 REVISED PER STAFF COMMENTS
3 REVISED PER STAFF COMMENTS

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

PETITIONERS:
IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

FOR PUBLIC
HEARING
PETITION NO.
2006-155

DESIGNED BY: LS
DRAWN BY: LL
CHECKED BY: WF
DATE: 03-16-07

DEVELOPMENT
STANDARDS
RZ-5

REVISONS

1	REVISED PER STAFF COMMENTS	03/16/07
2	REVISED PER STAFF COMMENTS	04/25/07
3	REVISED PER STAFF COMMENTS	05/30/07

CITY BLVD - NORTH REZONING

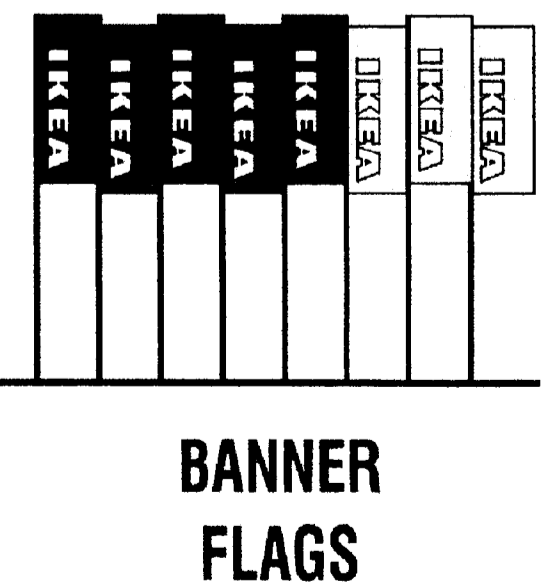
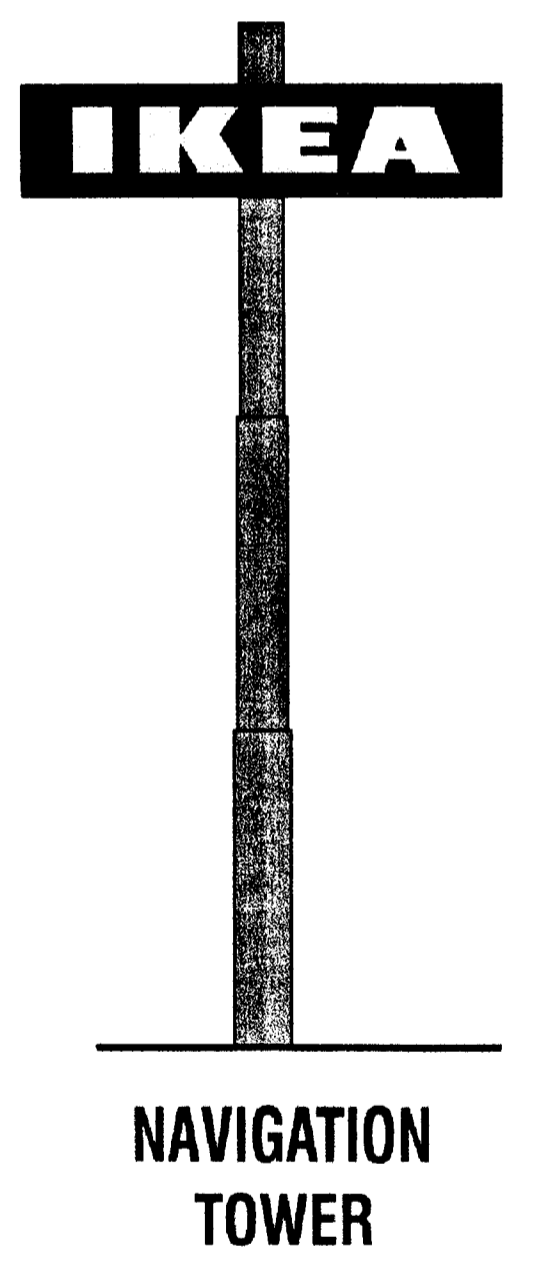
CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
 (NEC) I-85 AND CITY BLVD.

PETITIONERS:
 IKEA PROPERTY, INC. AND
 CRESCENT RESOURCES, LLC

FOR PUBLIC HEARING
PETITION NO. 2006-155

DESIGNED BY: IKEA
 DRAWN BY: GF
 CHECKED BY: GF
 DATE: 03-16-07

SCHEMATIC
IKEA BUILDING
ELEVATIONS
RZ-6



May 25, 2007 - 10:17am By: brattberry
 P:\082893_IKEA\001_Charlotte_VNA\CADD\rezoning plans\rezoning SUBMITTAL_05-30-07\AREZONING SHEETS (GF).dwg

03/16/07
04/25/07
05/30/07

REVISIONS
1 REVISED PER STAFF COMMENTS
2 REVISED PER STAFF COMMENTS
3 REVISED PER STAFF COMMENTS

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

PETITIONERS:
IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

FOR PUBLIC
HEARING
PETITION NO.
2006-155

DESIGNED BY: GF
DRAWN BY: GF
CHECKED BY: GF
DATE: 03-16-07

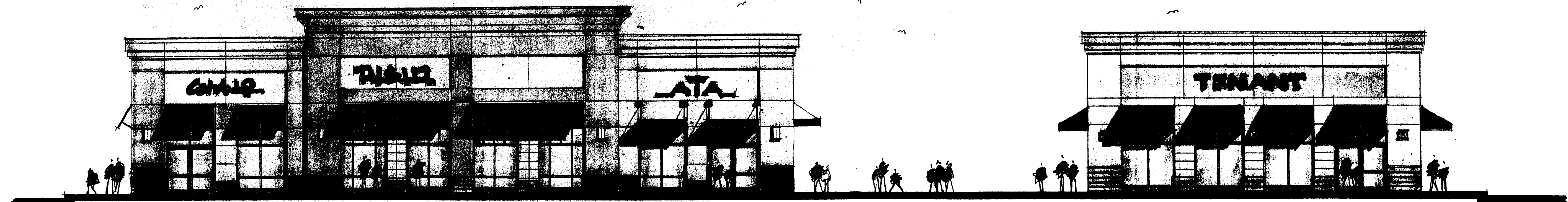
SCHEMATIC
OUTPARCEL BUILDING
ELEVATIONS
RZ-7



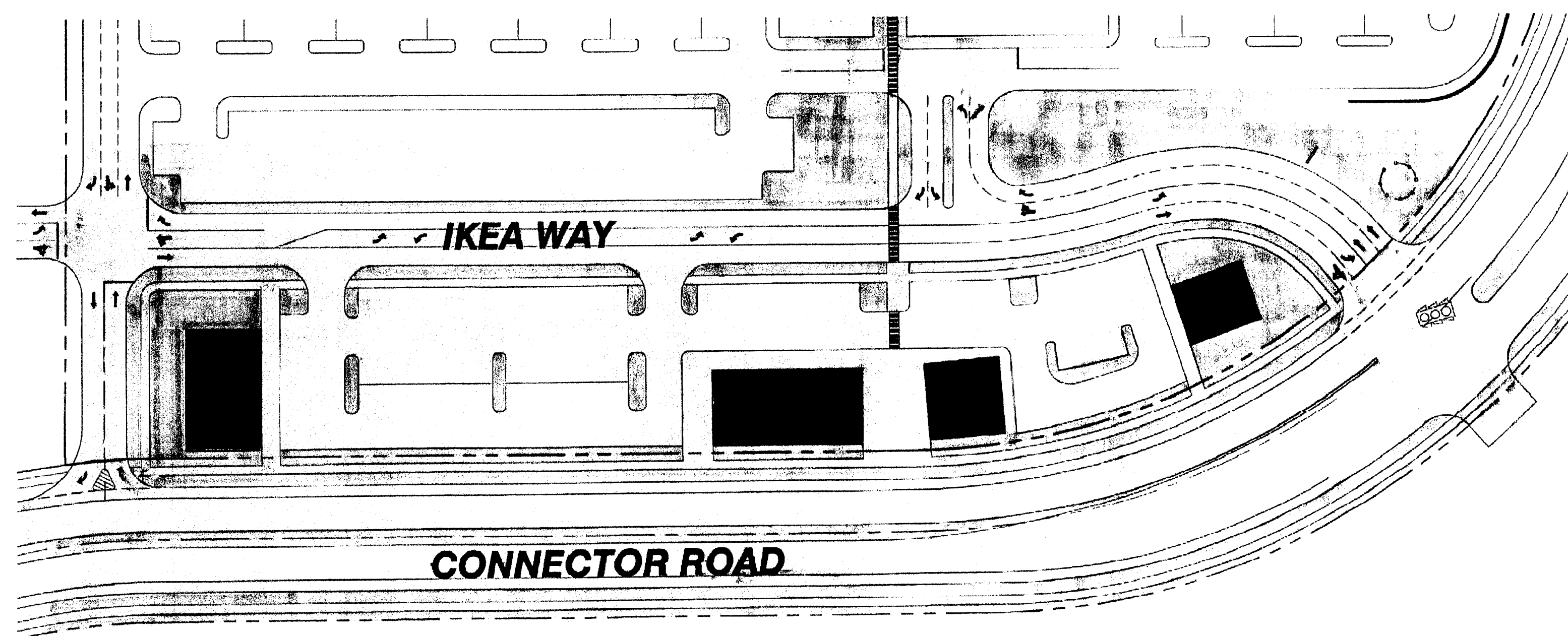
CONNECTOR ROAD/EAST ELEVATION



CONNECTOR ROAD/EAST ELEVATION



CONNECTOR ROAD/EAST ELEVATION

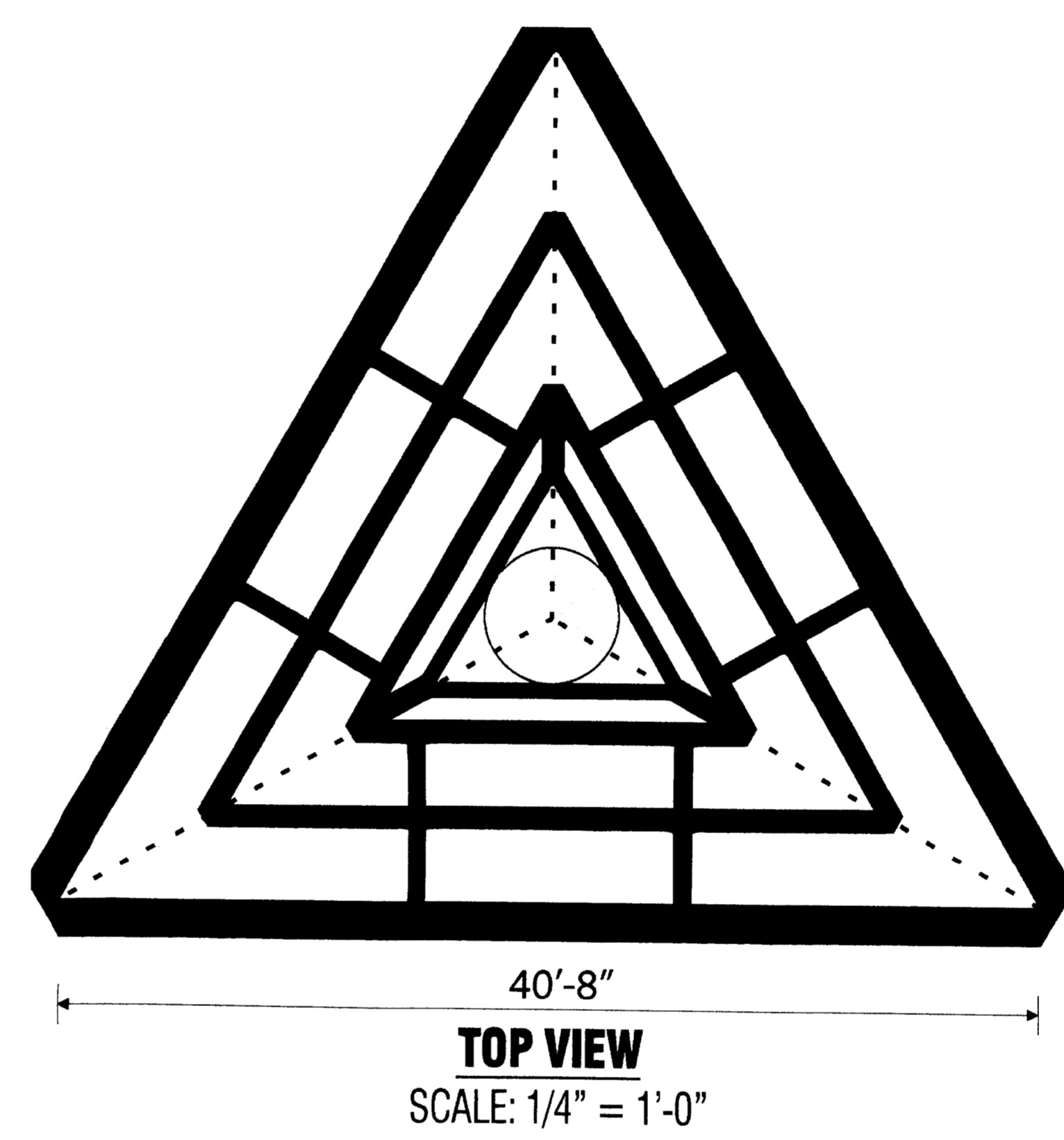


CONNECTOR ROAD

May 25, 2007 - 10:58am By: brettsperry

P:\08593 IKEA\081 Charlotte\081\rezoning plans\rezoning SUBMITTAL 05-25-07\rezoning SHEETS GF7.rvt

May 25, 2007 - 10:58am By: lrettberry



● **9'-4" x 40'-8" INTERNALLY ILLUMINATED CABINET (QUANTITY = 3)** 380 SQ. FT.

FACES - ARLON SIGNTECH FLEXIBLE SUBSTRATE W/ VINYL OVERLAY.
 VINYL - IKEA COPY TO MATCH NCS 1070-Y10R (IKEA YELLOW). BACKGROUND TO MATCH NCS S 4550-R80B (IKEA BLUE)
 ILLUMINATION - H.O. FLUORESCENT LAMPS (277 VOLTS)

GreenbergFarrow
 1755 The Exchange
 Atlanta, GA 30339
 t: 770 303 1033 f: 770 303 2333

REVISIONS

1	REVISED PER STAFF COMMENTS	03/16/07
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3	REVISED PER STAFF COMMENTS	05/30/07

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
 (NEC) I-85 AND CITY BLVD.

PETITIONERS:
 IKEA PROPERTY, INC. AND
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FOR PUBLIC HEARING
PETITION NO.
2006-155

DESIGNED BY: GF
 DRAWN BY: GF
 CHECKED BY: GF
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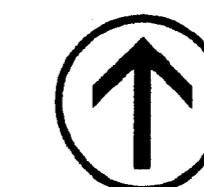
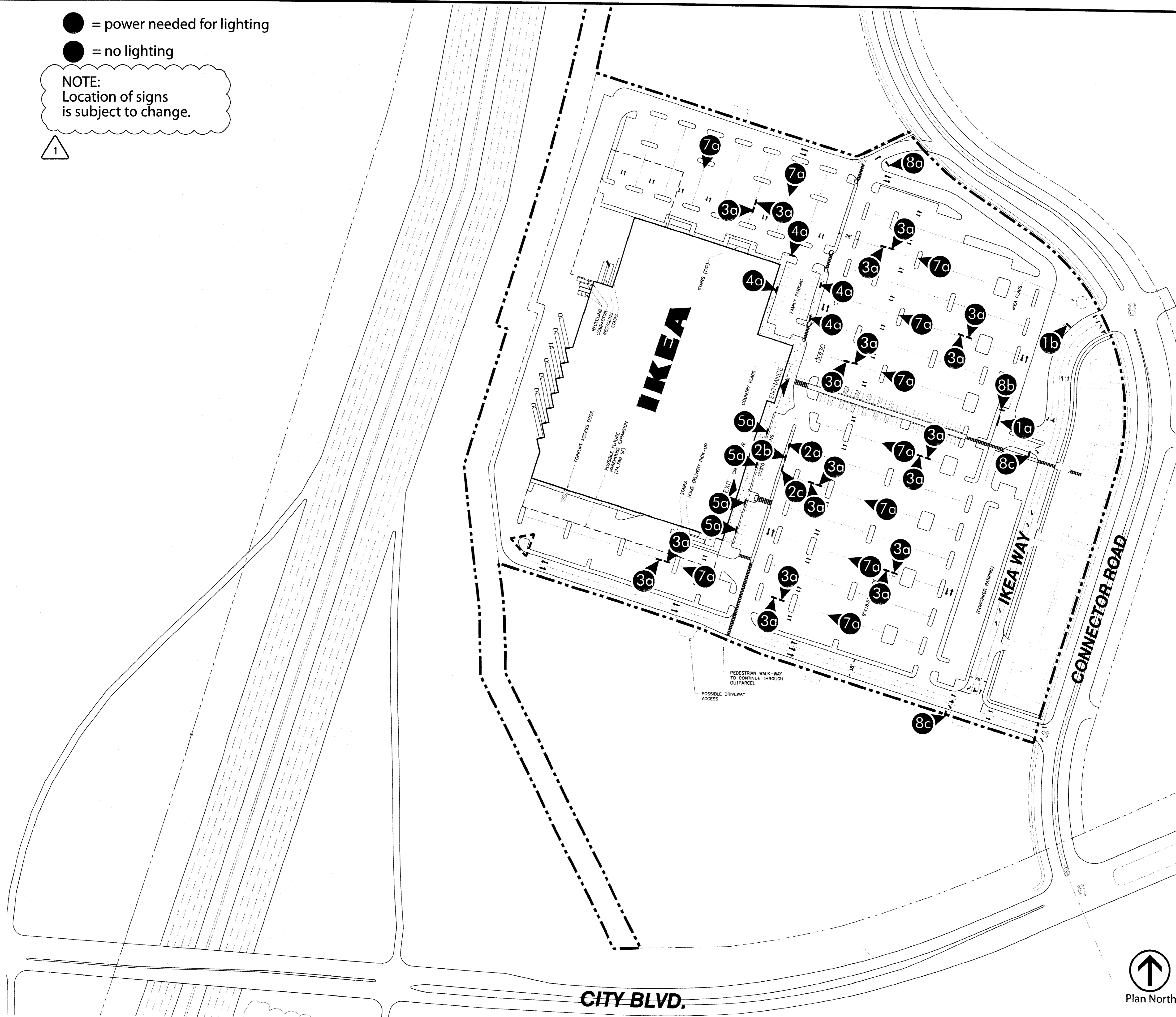
IKEA
NAVIGATIONAL TOWER
RZ-8

● = power needed for lighting

● = no lighting

NOTE:
Location of signs
is subject to change.

1



Plan North

GreenbergFarrow
 1755 The Exchange
 Atlanta, GA 30339
 t: 770 303 1033 f: 770 303 2333

REVISIONS

03/16/07	1 REVISED PER STAFF COMMENTS
04/25/07	2 REVISED PER STAFF COMMENTS
05/30/07	3 REVISED PER STAFF COMMENTS

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
 (NEC) I-85 AND CITY BLVD.

PETITIONERS:
 IKEA PROPERTY, INC. AND
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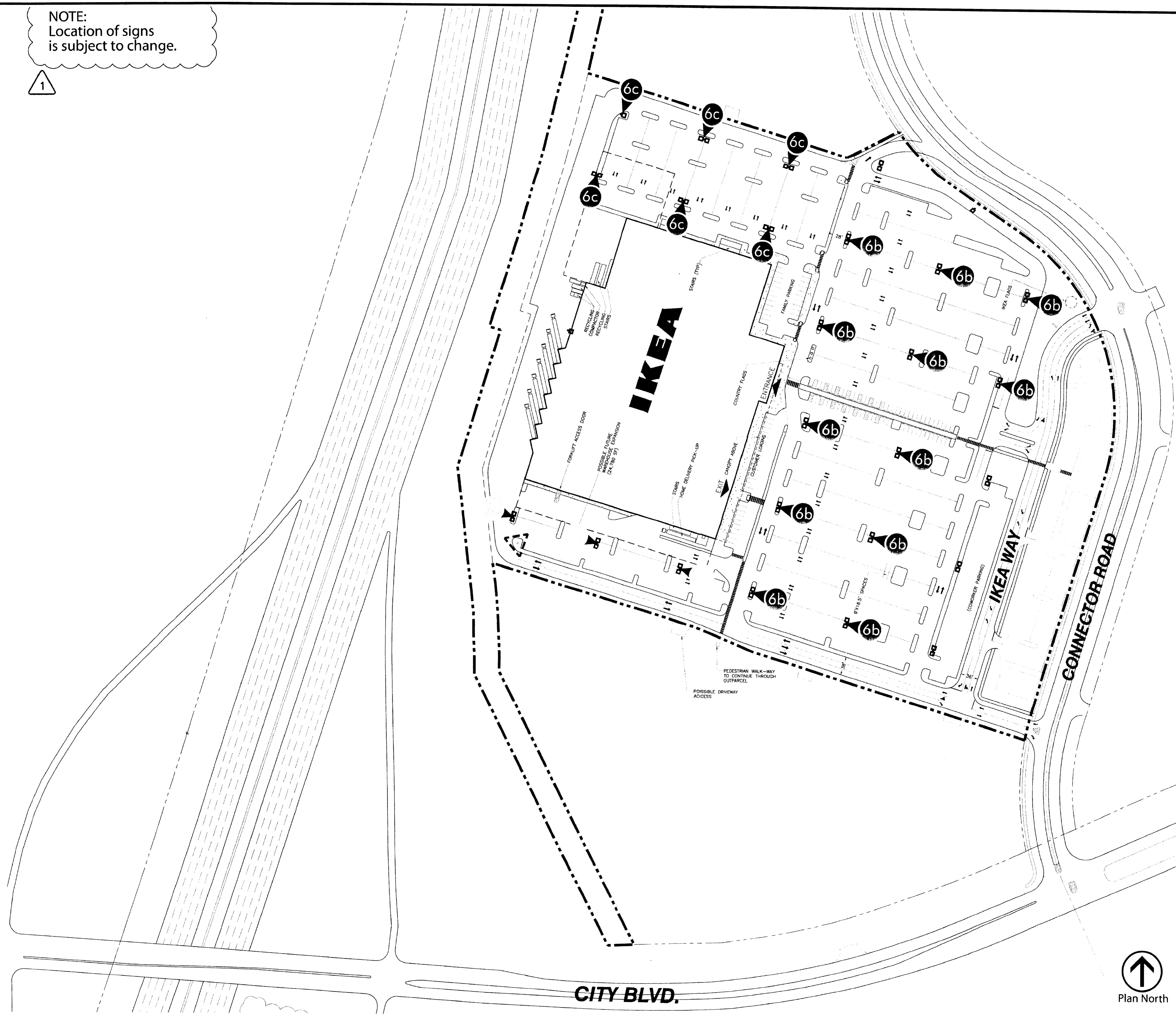
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DESIGNED BY: GF
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 DATE: 03-16-07

IKEA
 SIGNAGE DETAILS
 COMM 100
 RZ-9

NOTE:
Location of signs
is subject to change.

1



GreenbergFarrow
1755 The Exchange
Atlanta, GA 30339
t: 770 303 1033 f: 770 303 2333

REVISIONS

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CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

PETITIONERS:
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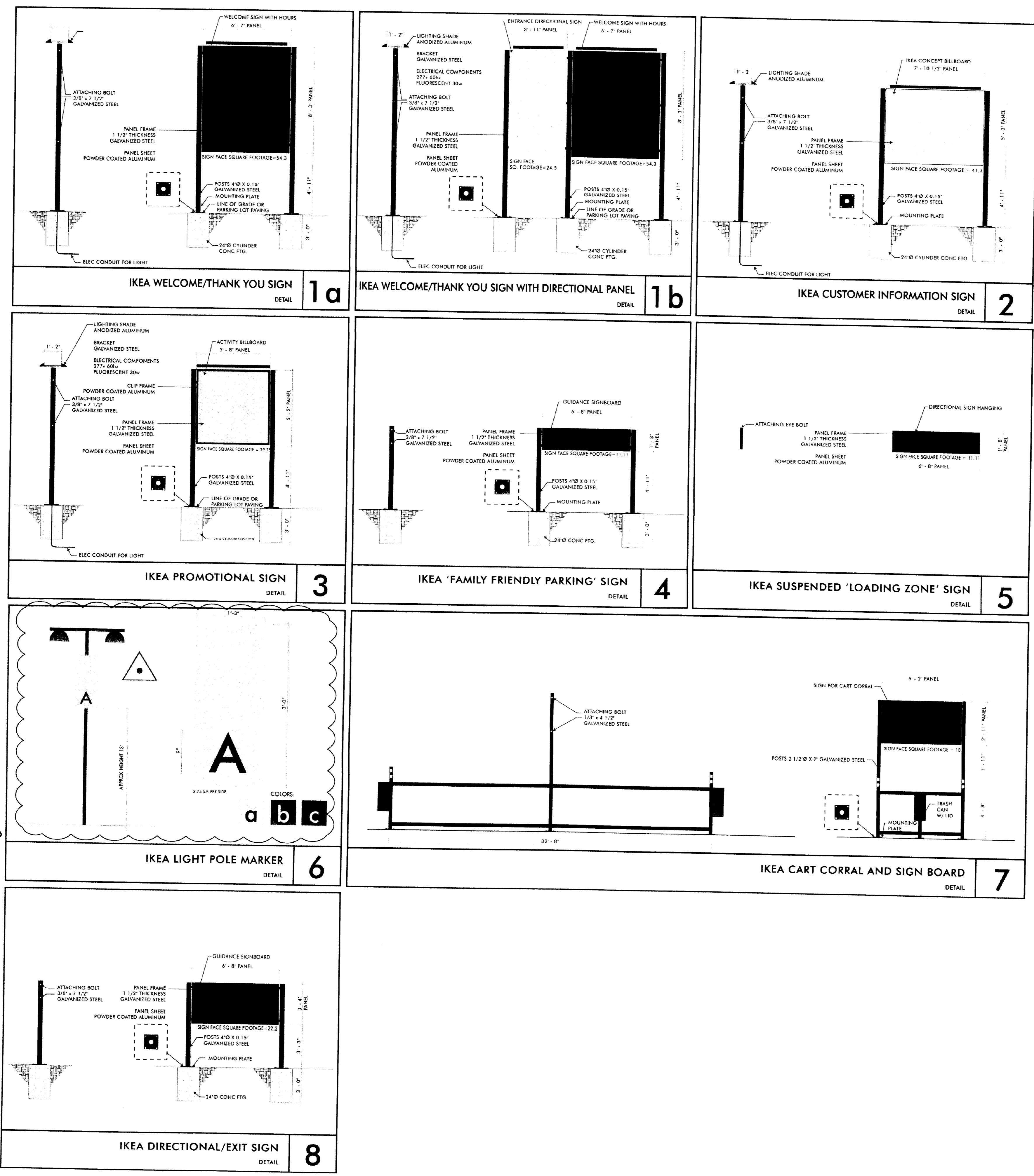
FOR PUBLIC
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2006-155

DESIGNED BY: GF
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CHECKED BY: GF
DATE: 03-16-07

IKEA
SIGNAGE DETAILS
COMM 101
RZ-10

P:\08293_IKEA\001_Charlotte_VIA\ACAD\rezoning_plans\rezoning_submittal_05-30-07\rezoning_sheets_GFD.dwg

May 25, 2007 - 10:26am By: brettsperry



GreenbergFarrow
 1755 The Exchange
 Atlanta, GA 30339
 t: 770 303 1033 f: 770 303 2333

REVISIONS

1	REVISED PER STAFF COMMENTS	03/16/07
2	REVISED PER STAFF COMMENTS	04/25/07
3	REVISED PER STAFF COMMENTS	05/30/07

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
 (NEC) I-85 AND CITY BLVD.

PETITIONERS:
 IKEA PROPERTY, INC. AND
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PETITION NO. 2006-155

DESIGNED BY: GF
 DRAWN BY: GF
 CHECKED BY: GF
 DATE: 03-16-07

IKEA
SIGNAGE DETAILS
 COMM 200
RZ-11

front back

Opening hours:
Monday-Friday 00-00
Saturday 00-00
Sunday 00-00

1a

IKEA WELCOME/THANK YOU SIGN
COMMUNICATION LAYOUT

front entrance back

entrance

back

1b

IKEA WELCOME/THANK YOU SIGN WITH DIRECTIONAL PANEL
COMMUNICATION LAYOUT

front back

It's OK, you can bring it back!

It's OK, you can bring it back!

2a

IKEA CUSTOMER INFORMATION SIGN
COMMUNICATION LAYOUT

front back

The tag tells you a lot!

The tag tells you a lot!

2b

IKEA CUSTOMER INFORMATION SIGN
COMMUNICATION LAYOUT

front back

Getting it home couldn't be easier.

Getting it home couldn't be easier.

2c

IKEA CUSTOMER INFORMATION SIGN
COMMUNICATION LAYOUT

front back

example

example

\$49576pk

\$49576pk

3a

IKEA PROMOTIONAL SIGN
COMMUNICATION LAYOUT

front back

Family friendly parking

Family friendly parking

4a

IKEA 'FAMILY FREINDLY PARKING' SIGN
COMMUNICATION LAYOUT

front back

Loading zone
15 minute time limit

5a

IKEA SUSPENDED 'LOADING ZONE' SIGN
COMMUNICATION LAYOUT

front back

Cart return

Cart return

Please leave your cart here.

Please leave your cart here.

7a

IKEA DOUBLE CART CORRAL AND SIGN BOARD
COMMUNICATION LAYOUT

front, southwest-facing back

Exit

to Connector Road
and 85

back

8a

IKEA DIRECTIONAL/EXIT SIGN PANEL
COMMUNICATION LAYOUT

front, north-facing back, south-facing

Exit

to City Boulevard
and 85

back, south-facing

8b

IKEA DIRECTIONAL/EXIT SIGN PANEL
COMMUNICATION LAYOUT

front, west-facing back, east-facing

Exit

to City Boulevard
and 85

back, east-facing

8c

IKEA DIRECTIONAL/EXIT SIGN PANEL
COMMUNICATION LAYOUT

REVISIONS

03/16/07
04/25/07
05/30/07

1 REVISED PER STAFF COMMENTS
2 REVISED PER STAFF COMMENTS
3 REVISED PER STAFF COMMENTS

CITY BLVD - NORTH REZONING

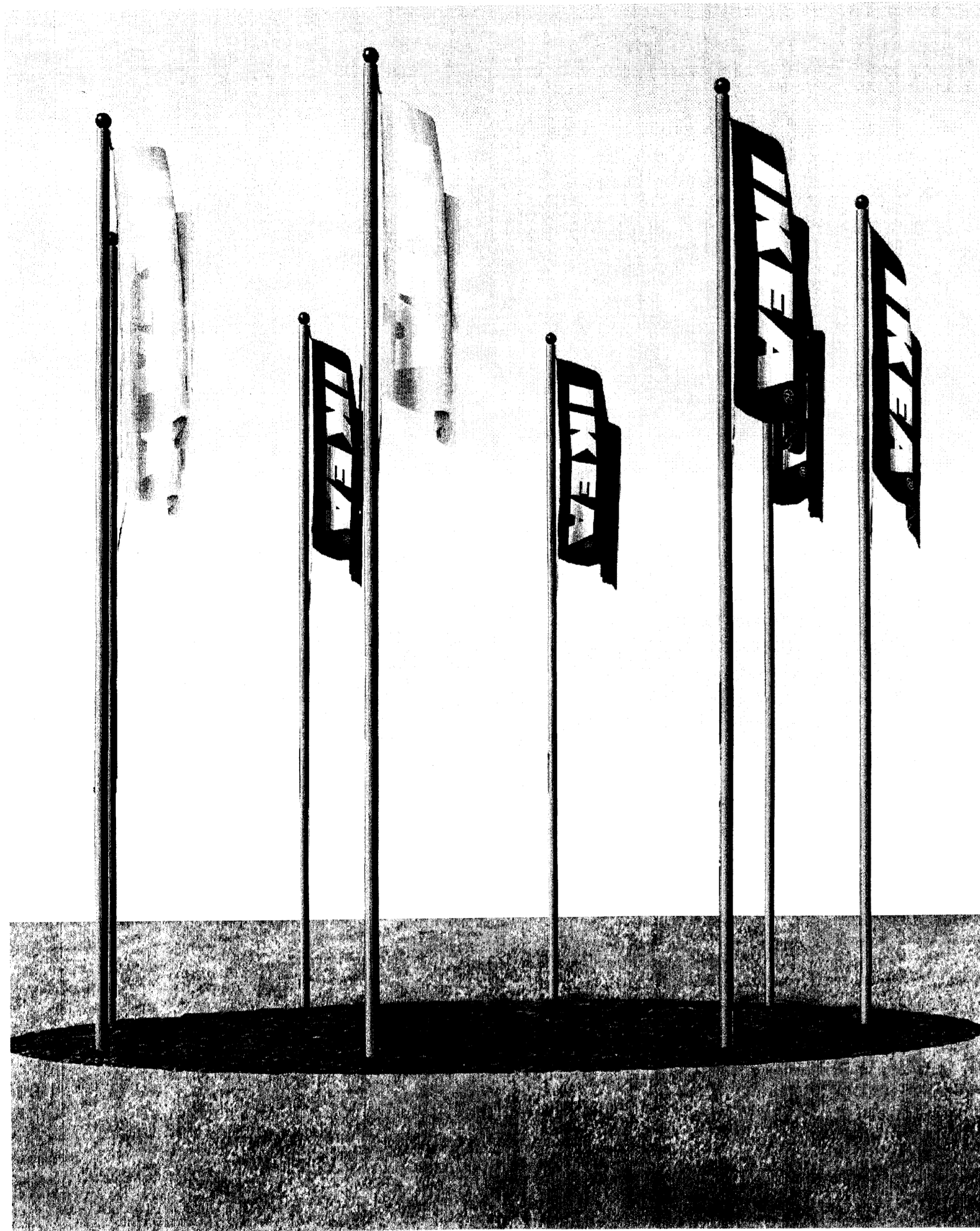
CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

PETITIONERS:
IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

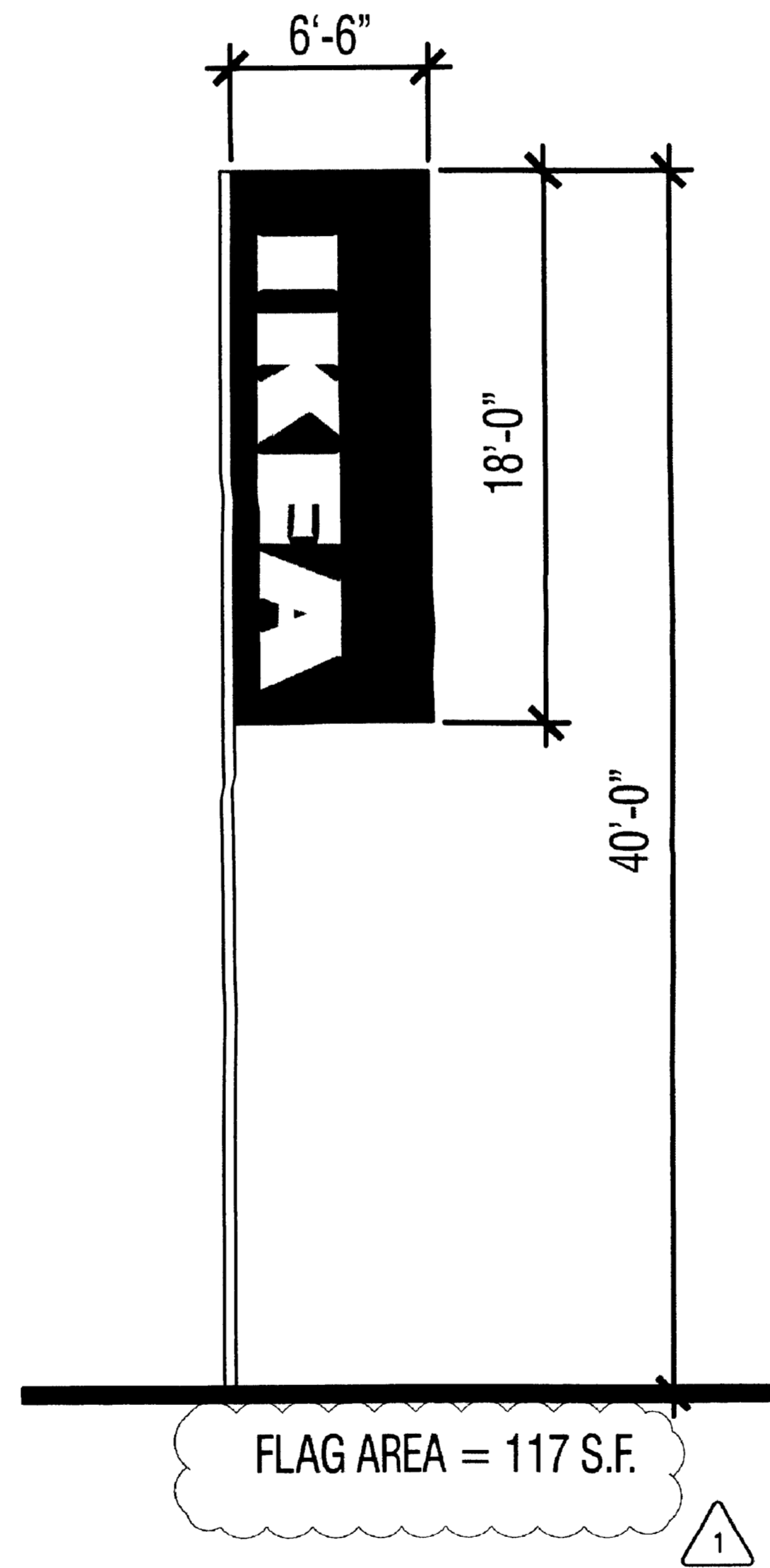
FOR PUBLIC
HEARING
PETITION NO.
2006-155

DESIGNED BY: GF
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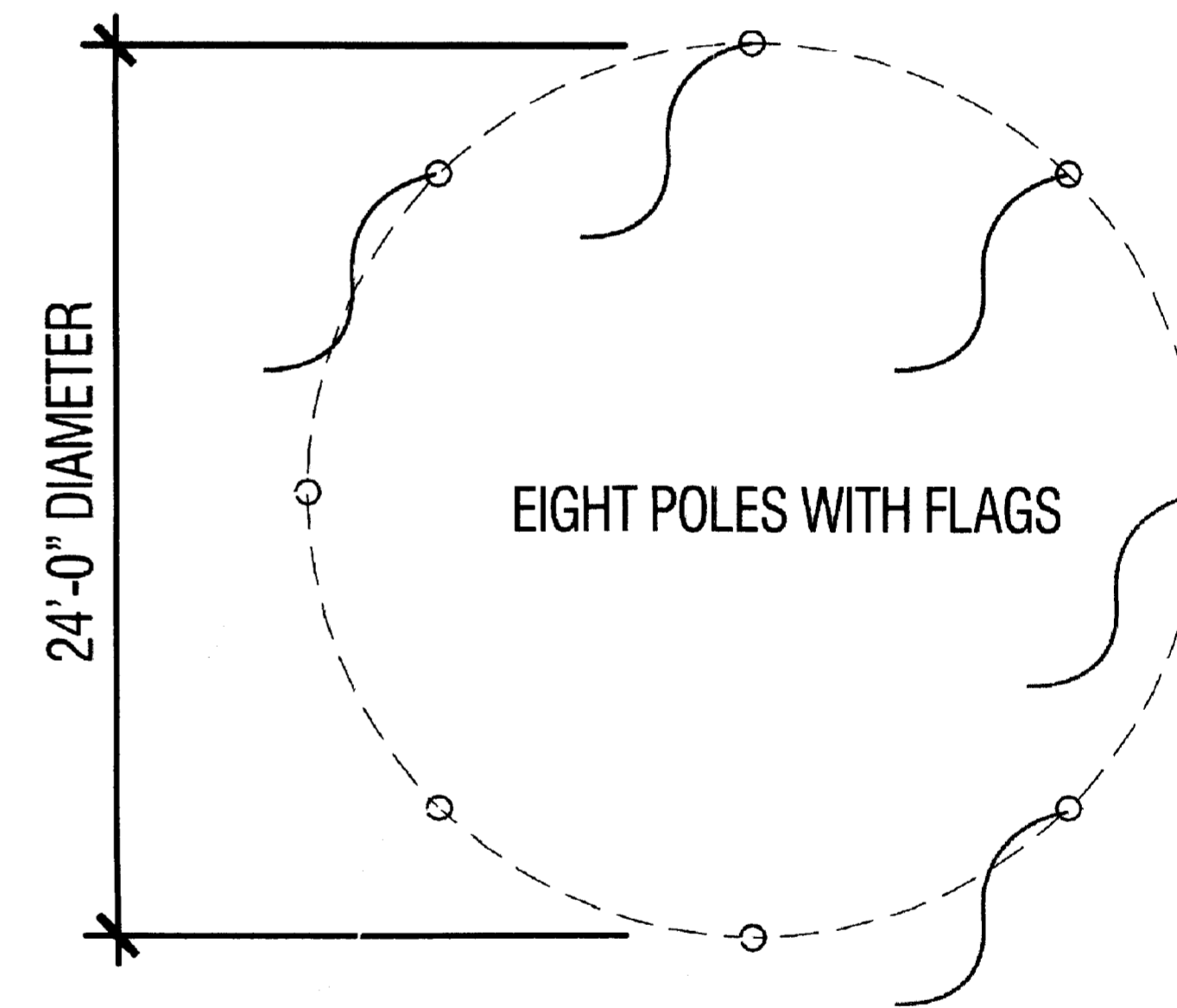
IKEA
SIGNAGE DETAILS
COMM 300
RZ-12



OVERALL ELEVATION



POLE AND FLAG ELEVATION



PLAN VIEW

REVISIONS

1	REVISED PER STAFF COMMENTS	03/16/07
2	REVISED PER STAFF COMMENTS	04/25/07
3	REVISED PER STAFF COMMENTS	05/30/07

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
 (NEC) I-85 AND CITY BLVD.

PETITIONERS:
 IKEA PROPERTY, INC. AND
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FOR PUBLIC
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DESIGNED BY: GF
 DRAWN BY: GF
 CHECKED BY: GF
 DATE: 03-16-07

IKEA
 FLAG CIRCLE
 RZ-13

REVISIONS

03/16/07	1. REVISED PER STAFF COMMENTS
04/25/07	2. REVISED PER STAFF COMMENTS
05/30/07	3. REVISED PER STAFF COMMENTS

CITY BLVD - NORTH REZONING

 CHARLOTTE, NORTH CAROLINA

 MECKLENBURG COUNTY, 28201

 (NEC) I-85 AND CITY BLVD.

PETITIONERS:

 IKEA PROPERTY, INC. AND

 CRESCENT RESOURCES, LLC

FOR PUBLIC HEARING

 PETITION NO. 2006-155

DESIGNED BY: PB

 DRAWN BY: LL

 CHECKED BY: BW

 DATE: 03-16-07

TREE SURVEY RZ-14

