

STORM WATER MANAGEMENT

- 1) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA, (FOR EXAMPLE THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, POST CONSTRUCTION CONTROLS, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- 2) **STORM WATER QUANTITY CONTROL** - THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- 3) **STORM WATER QUALITY TREATMENT** - SOURCE: BMP RECOMMENDATION TAKEN FROM "POST CONSTRUCTION ORDINANCE STAKEHOLDERS' GROUP FINAL REPORT"

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL 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 MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NORTH CAROLINA DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007. (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

- 4) **VOLUME AND PEAK CONTROL** - SOURCE: VOLUME CONTROL AND PEAK CONTROL DOWNSCREEN ANALYSIS TAKEN FROM "POST-CONSTRUCTION ORDINANCE STAKEHOLDERS' GROUP FINAL REPORT"

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORM AND PERFORM A DOWNSCREEN ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT."

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

FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YEAR, 6-HOUR STORM.

- 5) **ADDITIONAL NOTES** - THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
SECTION 401 PERMIT: NCDENR - RALEIGH OFFICE (919) 733-1786
SECTION 404 PERMIT: US ARMY CORPS OF ENGINEERS (704) 271-4854
- 6) NO STORM WATER FACILITY WILL BE ALLOWED WITHIN YARD BUFFERS OR SETBACKS.
- 7) THE PROPERTY OWNER OR PROPERTY ASSOCIATION WILL MAINTAIN ALL STORM WATER FACILITIES.

REZONING PETITION NO. 2008-020 NOTES:

DEVELOPMENT DATA:
 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 PER I-2 ZONING
 MINIMUM SETBACK: 20 FEET
 MINIMUM SIDE YARD: 0 OR 5 FEET
 REAR YARD: 10 FEET
 OFF-STREET PARKING & LOADING WILL MEET THE MINIMUM REQUIREMENTS BY USE PER TABLE 12.202 OF THE ZONING ORDINANCE.
 PARKING & LOADING:

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.
- 3) PER SECTION 9.1105(6) OF THE ZONING ORDINANCE, OUTDOOR STORAGE OF GOODS AND MATERIALS USED IN THE ASSEMBLY, FABRICATION OR PROCESSING IS PERMITTED IN THE I-1 AND I-2 DISTRICTS, WHICH MUST BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 12.303.
- 4) ANY MODIFICATION(S) TO SITE PLAN ARE SUBJECT TO SECTION 6.207 OF THE ZONING ORDINANCE.
- 5) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- 6) NOTWITHSTANDING THE FOREGOING, THE PETITIONER SHALL NOT BE REQUIRED, DUE TO THE NATURE AND DEVELOPMENT OF NEIGHBORING INDUSTRIAL PROPERTIES, TO CONSTRUCT ANY FUTURE ROAD IMPROVEMENTS CONSISTING OF WIDENING AND IMPROVING DAVID COX ROAD AND INSTALLING CURB AND GUTTER AND SIDEWALKS.
- 7) LOCATION, SIZE, AND TYPE OF ANY STORM WATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 7) 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.

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 ORDINANCE 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 PER SECTION 12.403 OF THE ZONING ORDINANCE.
- 2) ALL MECHANICAL EQUIPMENT INCLUDING ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ABUTTING STREETS AND ADJOINING PROPERTIES PER SECTION 12.303 OF THE ZONING ORDINANCE.
- 3) ALL PARKING LOT LIGHTING SHALL BE FULLY SHIELDED BY DESIGN SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE PER SECTION 12.402 OF THE ZONING ORDINANCE.
- 4) WALL PAK LIGHTING SHALL NOT BE PERMITTED.
- 5) TREE SAVE AREA TOTAL APPROXIMATELY 10.4% OF THE SITE.
- 6) LOADING DOCKS ARE PROHIBITED TO FACE DAVID COX ROAD.
- 7) PER THE CITY ENGINEERING DEPARTMENT ON 01/18/2008, REQUIREMENTS FROM CHAPTER 19 OF THE CITY CODE PERTAINING TO THE INSTALLATION OF CURB, GUTTER AND SIDEWALK ALONG DAVID COX ROAD HAVE BEEN WAIVED AND NOT REQUIRED FOR THIS SITE.

OUTDOOR MATERIALS STORAGE STANDARDS:

- 1) THE MINIMUM SETBACK FOR THE STORAGE OF OUTDOOR MATERIALS IS 50' FROM DAVID COX ROAD.
- 2) OUTDOOR MATERIALS ARE PROHIBITED TO BE PLACED BETWEEN THE BUILDING(S) AND DAVID COX ROAD.

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 ALONG DAVID COX ROAD. IT IS THE INTENT OF THE PETITIONER TO PRESERVE THESE TREES DURING THE DEVELOPMENT OF THE SITE PER THE TREE ORDINANCE.
- 2) HOWEVER, IF DURING DEVELOPMENT OF THE SITE THE EXISTING TREES ALONG DAVID COX ROAD 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 SHALL GRANT PERMISSION TO REMOVE SUCH TREES.

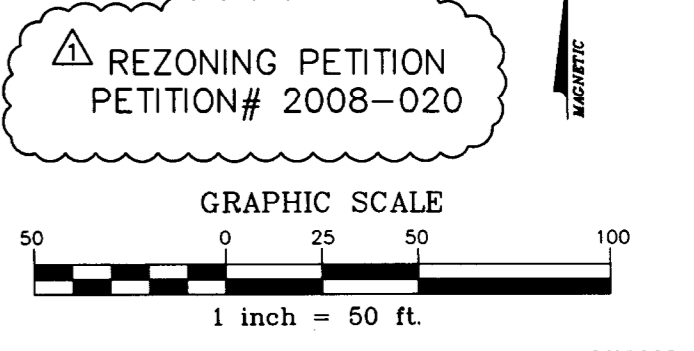
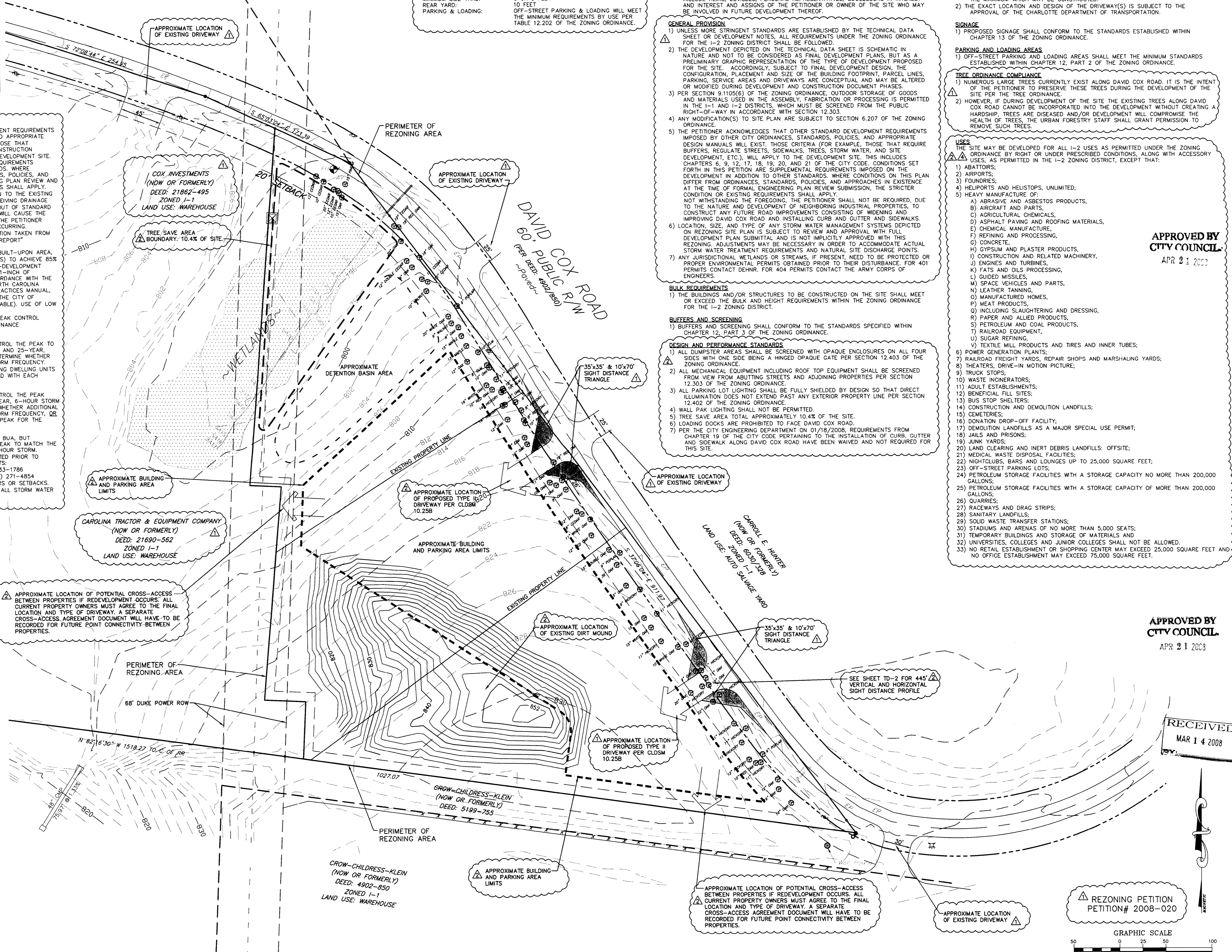
USES:

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:

- 1) ABATTOIRS;
- 2) AIRPORTS;
- 3) FOUNDRIES;
- 4) HELIPORTS AND HELISTOPS, UNLIMITED;
- 5) HEAVY MANUFACTURE OF:
 - A) ABRASIVE AND ASBESTOS PRODUCTS,
 - B) AIRCRAFT AND PARTS,
 - C) AGRICULTURAL CHEMICALS,
 - D) ASPHALT PAVING AND ROOFING MATERIALS,
 - E) CHEMICAL MANUFACTURE,
 - F) FINISHING AND PROCESSING,
 - G) CONCRETE,
 - H) GYPSUM AND PLASTER PRODUCTS,
 - I) CONSTRUCTION AND RELATED MACHINERY,
 - J) ENGINES AND TURBINES,
 - K) FATS AND OILS PROCESSING,
 - L) GUIDED MISSILES,
 - M) SPACE VEHICLES AND PARTS,
 - N) LEATHER TANNING,
 - O) MANUFACTURED HOMES,
 - P) MEAT PRODUCTS,
 - Q) INCLUDING SLAUGHTERING AND DRESSING,
 - R) PAPER AND ALLIED PRODUCTS,
 - S) PETROLEUM AND COAL PRODUCTS,
 - T) RAILROAD EQUIPMENT,
 - U) SUGAR REFINING,
 - V) TEXTILE MILL PRODUCTS AND TIRES AND INNER TUBES;
- 6) POWER GENERATION PLANTS;
- 7) RAILROAD FREIGHT YARDS, REPAIR SHOPS AND MARSHALING YARDS;
- 8) THEATERS, DRIVE-IN MOTION PICTURE;
- 9) TRUCK STOPS;
- 10) WASTE INCINERATORS;
- 11) ADULT ESTABLISHMENTS;
- 12) BENEFICIAL FILL SITES;
- 13) BUS STOP SHELTERS;
- 14) CONSTRUCTION AND DEMOLITION LANDFILLS;
- 15) CEMETERIES;
- 16) DONATION DROP-OFF FACILITY;
- 17) DEMOLITION LANDFILLS AS A MAJOR SPECIAL USE PERMIT;
- 18) JAILS AND PRISONS;
- 19) JUNK YARDS;
- 20) LAND CLEARING AND INERT DEBRIS LANDFILLS: OFFSITE;
- 21) MEDICAL WASTE DISPOSAL FACILITIES;
- 22) NIGHTCLUBS, BARS AND LOUNGES UP TO 25,000 SQUARE FEET;
- 23) OFF-STREET PARKING LOTS;
- 24) PETROLEUM STORAGE FACILITIES WITH A STORAGE CAPACITY NO MORE THAN 200,000 GALLONS;
- 25) PETROLEUM STORAGE FACILITIES WITH A STORAGE CAPACITY OF MORE THAN 200,000 GALLONS;
- 26) QUARRIES;
- 27) RACEWAYS AND DRAG STRIPS;
- 28) SANITARY LANDFILLS;
- 29) SOLID WASTE TRANSFER STATIONS;
- 30) STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS;
- 31) TEMPORARY BUILDINGS AND STORAGE OF MATERIALS AND
- 32) UNIVERSITIES, COLLEGES AND JUNIOR COLLEGES SHALL NOT BE ALLOWED.
- 33) NO RETAIL ESTABLISHMENT OR SHOPPING CENTER MAY EXCEED 25,000 SQUARE FEET AND NO OFFICE ESTABLISHMENT MAY EXCEED 75,000 SQUARE FEET.

APPROVED BY
CITY COUNCIL
APR 21 2008

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CITY COUNCIL
APR 21 2008



THE JOHN R. McADAMS COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 6701 CARMEL ROAD, SUITE 205
 CHARLOTTE, NORTH CAROLINA 28226
 (704) 527-0800 WWW.JOHNMcADAMS.COM

REVISIONS:

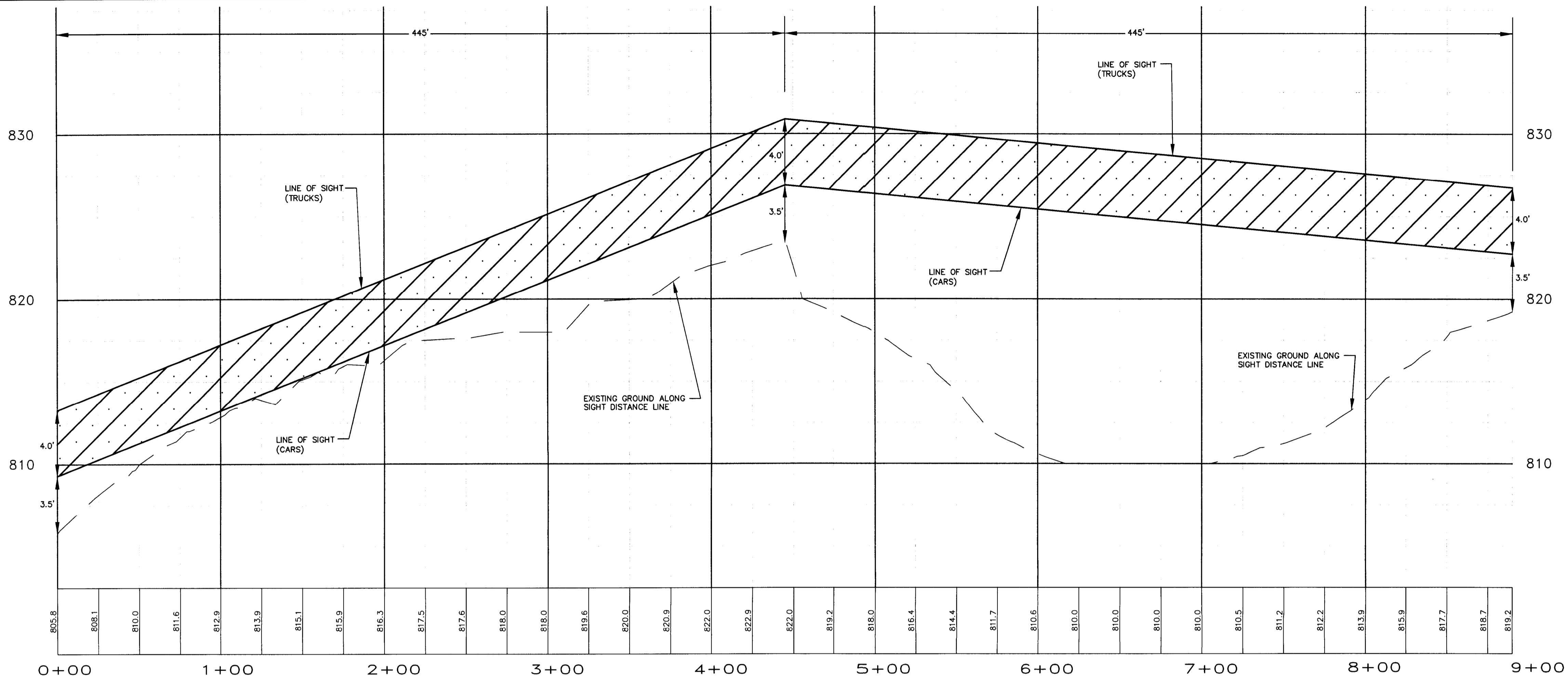
01-08-2008	REVISIONS PER REZONING COMMENTS
01-18-2008	REVISIONS PER REZONING COMMENTS
02-26-2008	REVISIONS PER DAW
03-12-2008	REVISIONS PER SWS COMMENTS

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

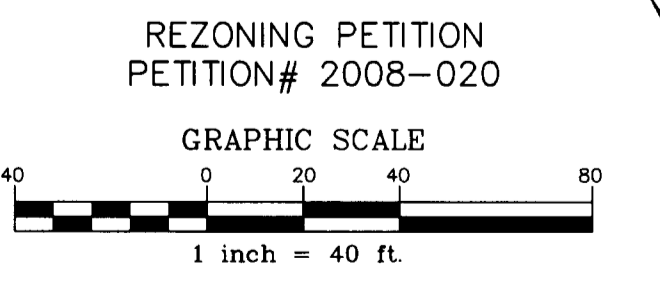
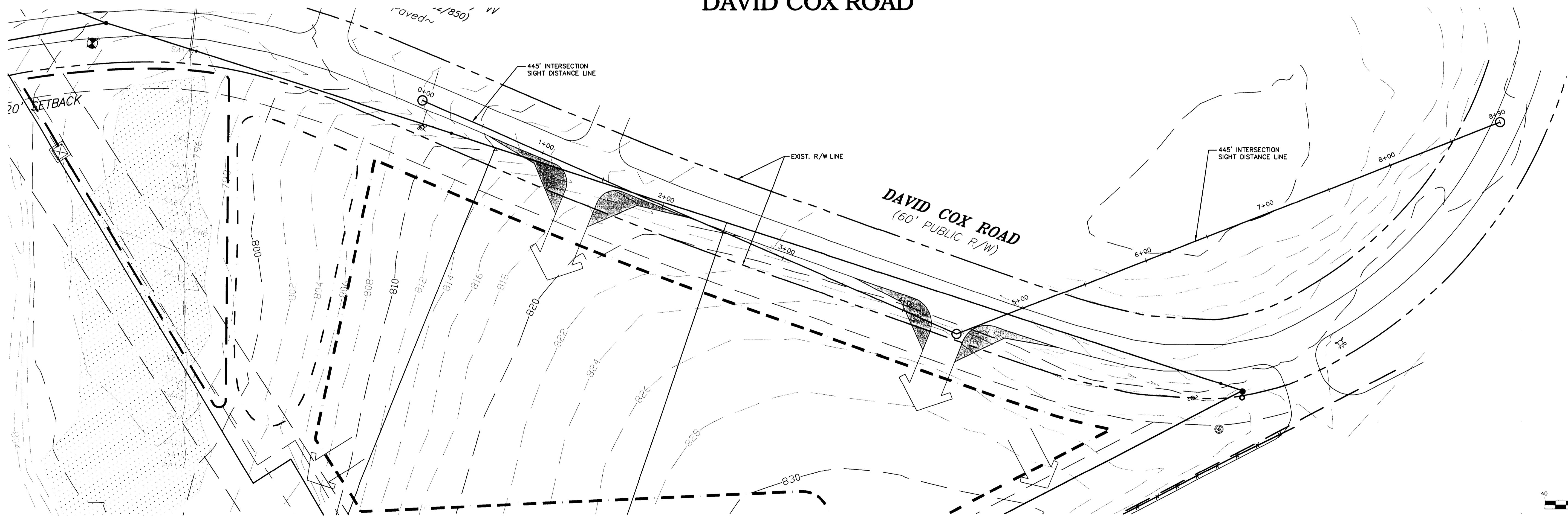
DAVID COX ROAD SITE
 CHARLOTTE, NORTH CAROLINA
 TECHNICAL DATA SHEET

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 DESIGNED BY: CSS
 DRAWN BY: CSS
 SCALE: 1"=50'
 DATE: 10-10-2007
 SHEET NO: TD-1
 McADAMS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



DAVID COX ROAD



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

NO.	REVISIONS	DATE
6		
5		
4	REVISIONS PER SWS COMMENTS	03-12-2008
3	REVISIONS PER JRM	02-26-2008
2	REVISIONS PER REZONING COMMENTS	01-18-2008
1	REVISIONS PER REZONING COMMENTS	01-08-2008

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PROJECT NO. BCP-07010
FILENAME: BCP07010-TD-SD
DESIGNED BY: C:SS
DRAWN BY: C:SS
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'
DATE: 10-10-2007

PLAN & PROFILE
DAVID COX ROAD
HORIZONTAL/VERTICAL SIGHT DISTANCE PLAN
STA. 0+00 THRU 8+90

DAVID COX ROAD SITE
CHARLOTTE, NORTH CAROLINA

SHEET NO. **TD-2**
McADAMS
PRINT DATE: