

THE ZONING ORDINANCE IS APPLICABLE IN ITS ENTIRETY WITH SPECIFIC MODIFICATIONS AS SHOWN ON THE CONDITIONAL USE PLAN.
 THE FOLLOWING USES SHALL BE PROHIBITED ON THE SITE: AUTOMOTIVE SERVICE STATIONS, AUCTION SALES, CAR WASHES, DRY CLEANING, TRUCK STOPS, ADULT ESTABLISHMENTS.
 ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO THE ZONING ORDINANCE SECTION 6.207.

DEVELOPMENT DATA TABLE:
 PARCELS OF COMMON OWNERSHIP & USE TOTAL ACREAGE: 12.4
 TAX PARCEL INCLUDED IN REZONING: 04324115; ACREAGE: 4.7 (NOT INCLUDING RAILROAD AND STREET R.O.W.)
 EXISTING ZONING: I-1 & R-4
 PROPOSED ZONING: I-2 (CD)
 EXISTING USE: VACANT
 PROPOSED USE: I-2, CONDITIONAL AS SHOWN
 NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE : NA
 RESIDENTIAL DENSITY: NA
 SQUARE FOOTAGE OF NON-RESIDENTIAL USE: COMMERCIAL, MAXIMUM 60,000 SF
 FLOOR AREA RATIO AT 60,000 SF: 29%
 MAXIMUM BUILDING HEIGHT: AS ALLOWED BY ZONING ORDINANCE
 MAXIMUM NUMBER OF BUILDINGS: 6
 PARKING SHALL BE PER ZONING ORDINANCE REQUIREMENTS
 AMOUNT OF OPEN SPACE: 1.3 ACRES MINIMUM

RIGHT OF WAY AT OAK DRIVE:
 OAK DRIVE EXISTING ROW IS 30' EA. SIDE OF ROAD CL. THIS PROJECT SHALL DEDICATE AND CONVEY IN FEE SIMPLE AN ADDITIONAL 3.5' ON THE NORTH SIDE OF THE ROAD FOR A NEW TOTAL OF 33.5' ROW FROM THE ROAD CL ON THE NORTH SIDE (FOR FUTURE SIDEWALK).

SETBACKS:
 OAK DRIVE IS THE FRONT, SETBACK TO MATCH ADJACENT R-4 PROPERTY (30').
 SIDE AND REAR SETBACKS ZERO FEET.

BUFFERS:
 AS NOTED ON THE PLAN.

TREES AND PLANTINGS:
 EXISTING TREES IN THE BUFFERS WILL BE PRESERVED, WITH EXCEPTIONS WHERE TREES OR ROOTS WOULD BE TOO CLOSE TO THE SHEDS. NEW TREES AND SHRUBS WILL BE PLANTED TO PROVIDE OVERALL COMPLIANCE WITH THE ZONING ORDINANCE.
 THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

BUILDING MATERIALS:
 METAL ROOFING, AND METAL SIDING ON AT LEAST ONE LONG SIDE (OPEN TO THE CENTER YARD).
 FENCING: MIN. 6' HIGH CHAIN LINK WITH OPAQUE DIAGONAL SLATS

LIGHTING: SHIELDED TO PREVENT DIRECT ILLUMINATION BEYOND THE PROPERTY LINES.

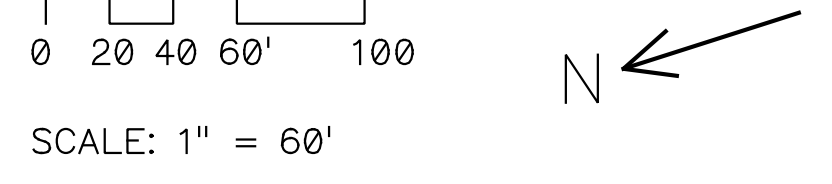
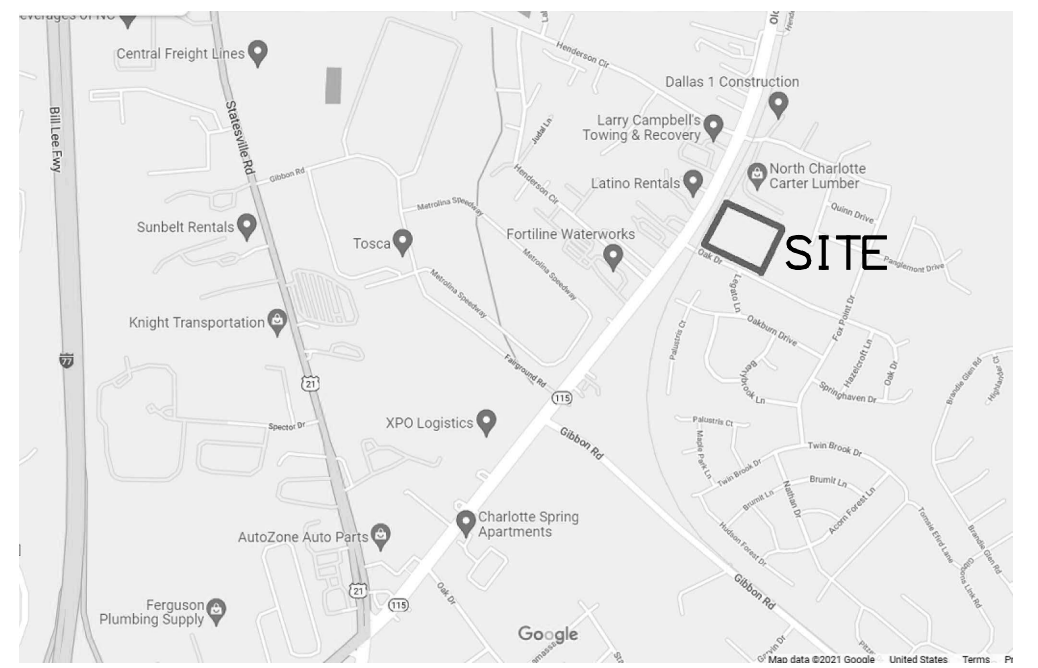
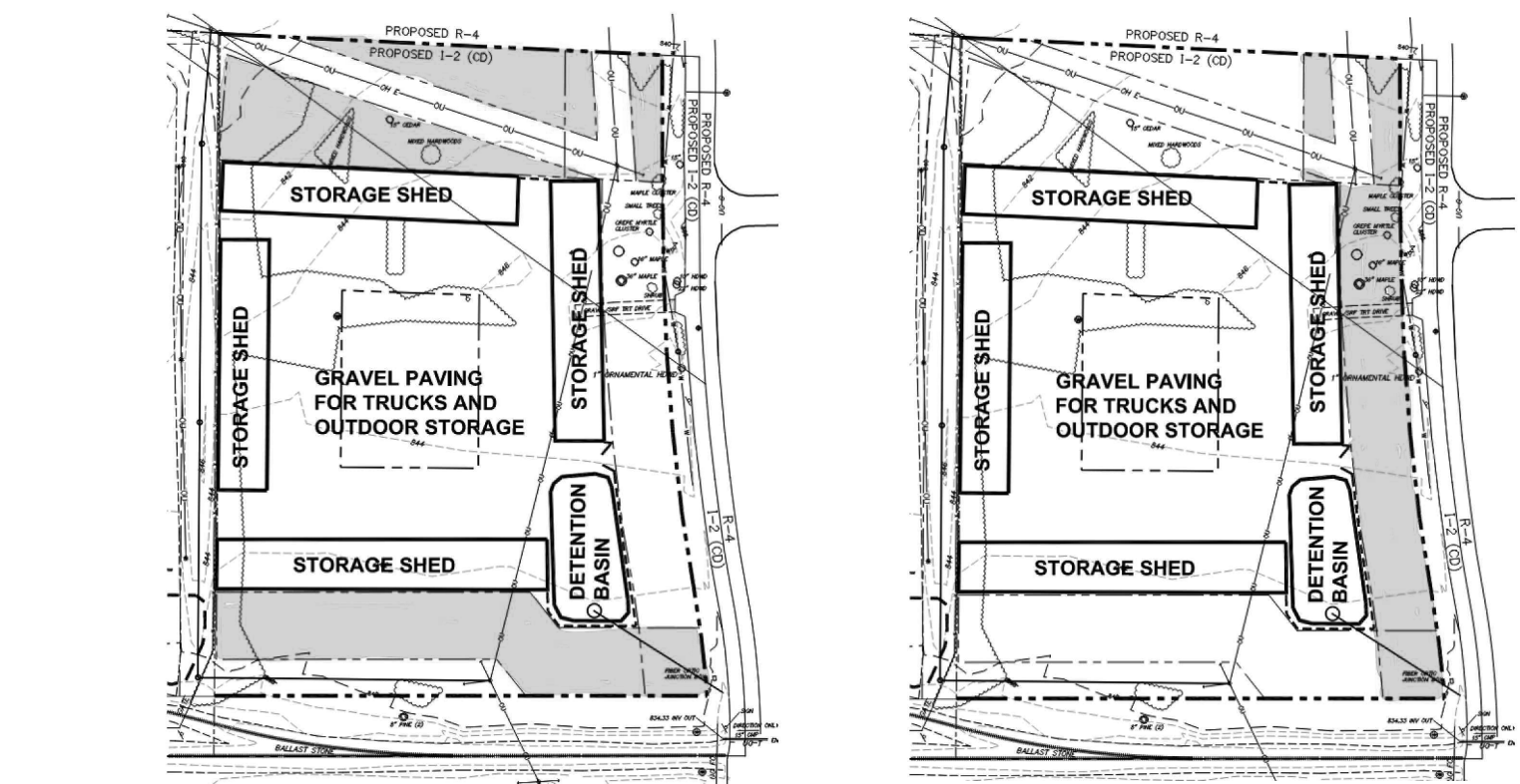
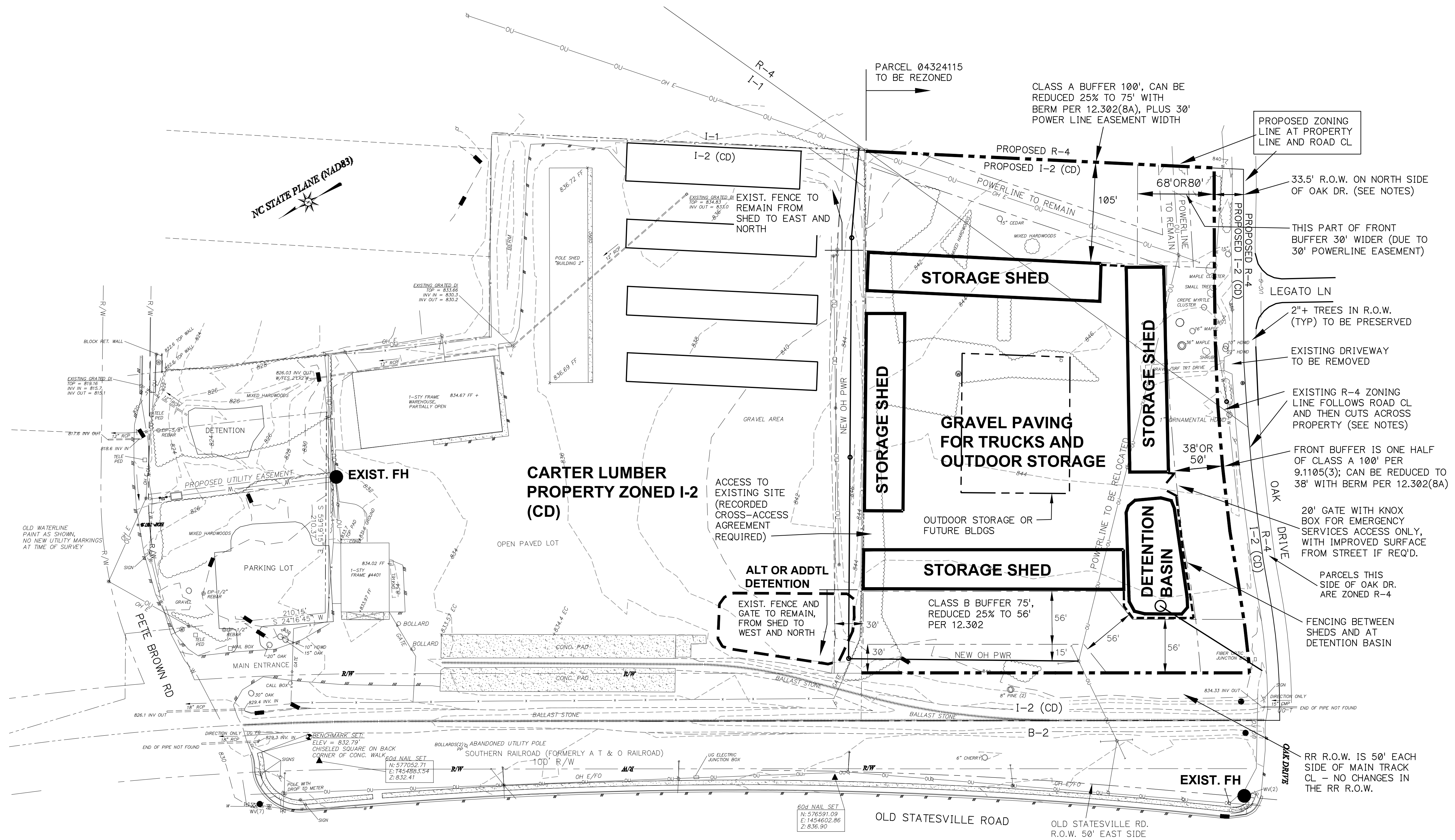
ENVIRONMENTAL FEATURES:
 THE LOCATION, SIZE AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

(I) STORMWATER QUALITY TREATMENT:
 FOR DEFINED WATERSHEDS GREATER THAN 10% BUILT UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCMs) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST ONE INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

(II) VOLUME PEAK CONTROL:
 FOR DEFINED WATERSHEDS GREATER THAN 10% BUA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

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

IF THE CITY-OWNED PARCELS BETWEEN OLD STATESVILLE ROAD AND THE RAILROAD ARE REZONED SUCH THAT DIFFERENT OR NO BUFFER WOULD BE REQUIRED ON THE CARTER LUMBER PARCEL, THE BUFFER CHANGE WILL BE INCLUDED WITH CARTER LUMBER PARCEL LAND DEVELOPMENT PROJECTS, WITHOUT THE NEED FOR A CONDITIONAL ZONING CHANGE.

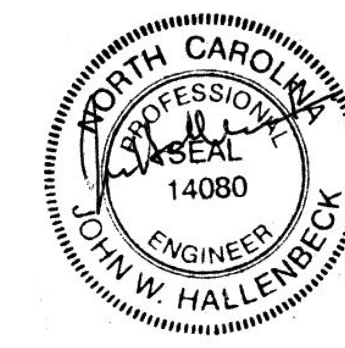


TRANSPORTATION/CDOT RELATED IMPROVEMENTS (FIRE DEPARTMENT ACCESS FROM STREET, CLOSE EXISTING DRIVEWAY, DEDICATE ADDITIONAL R.O.W.) SHALL BE APPROVED AND CONSTRUCTED BEFORE A CERTIFICATE OF OCCUPANCY FOR THIS PROJECT IS ISSUED.

ANY NEW OR EXTENDED POWER TO THE NEW STRUCTURES, SHALL BE LOCATED UNDERGROUND.

E & W BUFFERS NO SCALE
 SEE THE PLAN FOR BUFFER DESCRIPTIONS
 SOUTH BUFFER NO SCALE

VICINITY MAP NO SCALE



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT.
 THIS DRAWING WAS PREPARED AT THE SCALE INDICATED. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR TO DETERMINE THE ACTUAL SIZE. DRAWING IS NOT SCALABLE IF NO SCALE BAR IS PRESENT.

NO.	DATE	REVISION	INT.
3	8/16/2022	REVISED PER PLANNING COMMENTS	JWH
2	6/17/2022	REVISED PER PLANNING COMMENTS	JWH
1	5/11/2022	REVISED PER PLANNING COMMENTS	JWH
0	11/19/2021	ISSUED FOR REZONING APPLICATION	JWH

DESIGNER / PROFESSIONAL ENGINEER RESPONSIBLE
J. HALLENBECK
 DESIGNED BY
J. HALLENBECK
 CHECKED BY
C.L. JOYNER
 DRAWN BY
J. HALLENBECK

FIRM NUMBER: FIRM NUMBER
 CERTIFICATE OF AUTHORIZATION:
RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.
 3600 ARCO CORPORATE DR. SUITE 200 CHARLOTTE NC 28273
 704-588-8877
RAMBOLL

PROJECT
FACILITY EXPANSION
 ADDRESS
 8800 OAK DRIVE, CHARLOTTE NC 28269

SHEET DESCRIPTION
CONDITIONAL USE PLAN

Aug 16 2022 3:44 PM