

Preliminary - Not Approved

LOCATION MAP NOT TO SCALE

ZONING CODE SUMMARY

PROJECT NAME: THE CASCADES COMMERCIAL DEVELOPMENT
OWNER/AGENT: CASCADES, LLC
OWNER ADDRESS: 6865 FAIRVIEW ROAD, STE. C CHARLOTTE, NC 28210
PLANS PREPARED BY: THE ISAACS GROUP
DESIGNER ADDRESS: 8720 RED OAK BLVD, STE. 204 CHARLOTTE, NC 28217
PROPOSED USE: COMMERCIAL
PROP. MIN LOT SIZE: N/A
LOT SIZE: 145,463/3,339 SQ. FEET/ACRES
LOT SIZE: 141,095/3,239 SQ. FEET/ACRES (EXCLUDE REHOBETH RD R/W AREA)
NUMBER OF UNITS/SUITES: 2 UNITS
MAX GROSS FLOOR AREA: 4,000 S.F. CONVENIENCE STORE + 3,000 S.F. FAST FOOD REST.
PROP. OPEN SPACE/IMPERV. RATIO= 36 %
GZ DENSITY AND DIMENSIONAL STANDARDS
MAXIMUM IMPERVIOUS AREA: 80% = 141,095(0.80) = 112,876 S.F.
MIN. PUBLIC STREET FRONTAGE: 30 FT.
MIN. LOT WIDTH: 50 FT.
MIN. LOT DEPTH: 100 FT.
MAX. BUILDING HEIGHT: 48 FT.
MIN. FRONT SETBACK: 10 FT.
PARKING: (PER SEC. 10 CONCORD DEVELOPMENT ORDINANCE)
CONVENIENCE STORE: (MIN) 6 PER 1,000 GFA + SUFFICIENT STACKING AREA TO ACCOMMODATE 2 VEHICLES PER EACH SIDE OF PUMP ISLAND (MAX) 10 PER 1,000 GFA + SUFFICIENT STACKING AREA TO ACCOMMODATE 2 VEHICLES PER EACH SIDE OF PUMP ISLAND
RESTAURANT: (MIN) 6 PER 1,000 GFA + ACCOMMODATION PLUS SUFFICIENT STACKING AREA TO ACCOMMODATE ANY DRIVE-THROUGH LANE(S) (MAX) 1 PER 50 S.F. GFA + SUFFICIENT STACKING AREA TO ACCOMMODATE ANY DRIVE-THROUGH LANE(S)

CONDITIONAL USE CERTIFICATE

I HEREBY CERTIFY THAT THE CITY OF CONCORD PLANNING AND ZONING COMMISSION ON DULY APPROVED THIS SITE PLAN AND THAT THIS PLAN IS IN CONFORMITY THEREIN.

DATE DEVELOPMENT SERVICES DIRECTOR

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAN IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 3710551900J, DATED NOVEMBER 5, 2008.

DEVELOPMENT STANDARDS:

- GENERAL PROVISIONS
1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CONCORD UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE") FOR THE C-2 ZONING DISTRICT SHALL APPLY TO THIS PROJECT.
2. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION AND SIZE OF INDIVIDUAL SITE ELEMENTS (E.G. BUILDINGS, PARKING, BMP AND DRIVEWAYS) MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING AND LOT LOCATIONS.
3. BUILDINGS AND FUEL PUMP CANOPY SHALL BE DEVELOPED IN ACCORDANCE WITH GENERAL DESIGN STANDARDS IN ARTICLE 10.3.1.C(1-6) AND ARTICLE 7.10.10 (A)-(J)
PERMITTED USES
1. THE SITE MAY BE DEVELOPED WITH A MAXIMUM OF 2 COMMERCIAL USES AND ANY INCIDENTAL OR ACCESSORY USES IN CONNECTION THERE WITHIN WHICH IS PERMITTED IN THE C-2 ZONING DISTRICT.
2. THE FOLLOWING USES ALLOWED IN THE C-2 ZONING SHALL NOT BE PERMITTED ON THIS SITE: AMUSEMENT CENTER, CEMETERY, SEWAGE TREATMENT FACILITY, GO-KART TRACK, SEXUALLY ORIENTED BUSINESS, AMUSEMENT PARK, BASEBALL AND/OR GOLF DRIVING RANGE, FLEA MARKET, SHOPPING CENTERS GREATER THAN 25,000 S.F., TATTOO PARLOR & BODY PIERCING, TRUCK STOP, SOLID WASTE MANAGEMENT FACILITY.
SETBACKS, SIDE YARDS AND REAR YARDS
1. ALL STRUCTURES CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS UNDER THE ORDINANCE FOR THE C-2 ZONING DISTRICT AS DEPICTED ON THE REZONING PLAN.
OPEN SPACE
1. OPEN SPACES SHALL BE PROVIDED IN VARIOUS LOCATIONS AS GENERALLY DEPICTED ON THE REZONING PLAN.
SCREENING/LANDSCAPING/BUFFERS
1. SCREENING AND LANDSCAPING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE.
2. ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PARCEL OF LAND (EXCLUSIVE OF TOWER PLACE PHASE I) WILL BE SCREENED FROM VIEW BY A SOLID-ENCLOSURE WITH GATES.
3. BUFFER YARDS, BUILDING YARDS, AND STREET YARDS SHALL ADHERE TO STANDARDS ESTABLISHED IN ARTICLE 11 OF THE CITY OF CONCORD DEVELOPMENT ORDINANCE.
4. ALL ABOVE GRADE ELECTRICAL, ROOFTOP MECHANICALS AND SERVICE EQUIPMENT AND VENTS ASSOCIATED WITH FUEL TANKS SHALL BE SCREENED FROM VIEW.
PARKING
1. VEHICULAR PARKING WILL SATISFY OR EXCEED THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
LIGHTING
1. ALL LIGHTING ON THE SITE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE (SECTION 8.3.5.H.C).
2. LIGHTING AND GLARE MUST BE DEFLECTED, SHADED AND FOCUSED AWAY FROM ANY ADJOINING RESIDENTIAL PROPERTY.
SIGNS
1. ALL SIGNS PLACED ON THE SITE SHALL COMPLY WITH ARTICLE 12 AND SHALL BE ISSUED UNDER A SEPARATE PERMIT.
2. NO SIGNS WILL BE ALLOWED IN GEORGE W. LILES PARKWAY RIGHT OF WAY
3. NO POLE SIGNS WILL BE ALLOWED.
4. MAXIMUM SIGN HEIGHT IS 6 FEET.
ACCESS POINTS /STREETS/SIDEWALKS
1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE REZONING PLAN.
2. THE PLACEMENT AND CONFIGURATION OF EACH 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 CITY OF CONCORD AND/OR NCDOT.
FIRE PROTECTION
1. APPLICANT UNDERSTANDS THAT CONCORD ABIDES BY AND ENFORCES THE REQUIREMENTS OF NFPA 241 FOR CONSTRUCTION PROJECTS. A DOCUMENT REFERRED TO AS AN NFPA 241 LETTER IS REQUIRED VERIFYING THAT ALL PARTIES INVOLVED IN THIS PROJECT KNOW AND AGREE TO ABIDE BY THE PROVISIONS REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.
2. ACCESS AND WATER SUPPLY SHALL BE ESTABLISHED PRIOR TO AND MAINTAINED DURING VERTICAL COMBUSTIBLE CONSTRUCTION. (NFPA 241)
3. NEEDED FIRE FLOW FOR THE STRUCTURES MUST BE PROVIDED AND MAINTAINED IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6 INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (IFC 505.1)
4. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. THE FIRE APPARATUS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY. A GAP OF 300 FEET OF INACCESSIBLE PERMITS IS ALLOWED. (IFC 503.1.1)
5. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (IFC 503.2.1)
6. THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE 42 FOOT RADIUS. (IFC 503.2.4)
7. DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (IFC 503.2.5)
8. FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE ACCESS TO THE STRUCTURE DURING CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. (CD 6-7) CONTACT CONCORD FIRE MARSHAL'S OFFICE PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION.
9. FIRE HYDRANTS ARE REQUIRED WITHIN 400 FEET OF ANY AREA OF THE PERIMETER OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
10. FIRE HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5" STORZ FITTING.
11. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (IFC 912.1)
12. FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
13. STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
ENVIRONMENTAL
1. THE PROPOSED DEVELOPMENT WILL CREATE MORE THAN 20,000 SF OF NEW IMPERVIOUS AREA AND WILL REQUIRE DETENTION AND PHASE II STORMWATER TREATMENT BEST MANAGEMENT PRACTICES (BMPs).
2. AN ACCESS EASEMENT FROM GEORGE W. LILES PARKWAY TO AND AROUND THE BMP SUFFICIENT FOR ACCESS AND MAINTENANCE WILL BE PROVIDED ALONG WITH THE RECORDATION OF A BMP MAINTENANCE AGREEMENT IN ACCORDANCE WITH THE CITY OF CONCORD REQUIREMENTS
3. BMP AS-BUILTS AND RECORDED OBM DECLARATION WILL BE REQUIRED PRIOR TO C/O, OR, A SURETY CAN BE POSTED.
4. THE CULVERT UNDER THE PROPOSED DRIVEWAY WILL BE SIZED FOR THE 100 YEAR STORM EVENT. IMPACT TO THE FEMA FLOOD PLAIN WILL REQUIRE A NO RISE STUDY AND CERTIFICATE.
5. SCM'S WILL BE PROVIDED TO REMOVE 85% TSS FROM FIRST INCH OF RAINFALL, AND TO DETAIN THE 1 AND 10 YEAR 24-HOUR STORM EVENTS TO PRE-DEVELOPED STATES.
WETLANDS/PERMITS
1. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, WILL BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE.
BINDING EFFECT OF THE REZONING PETITION
1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
AMENDMENTS TO REZONING PLAN
1. FUTURE AMENDMENTS TO THIS REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF THE ORDINANCE.
UTILITIES
1. GRADES W/IN THE SEWER UTILITY EASEMENTS MUST COMPLY WITH CITY'S STANDARDS TO ACHIEVE 8% OR FLATTER LONGITUDINAL GRADE AND 2% OR FLATTER CROSS SLOPE. NO STRUCTURES OR LANDSCAPING CAN ENCROUGH INTO EASEMENTS.
2. DEVELOPER WILL BE RESPONSIBLE FOR ANY REQUIRED EVALUATIONS AND SYSTEM MODIFICATION AND/OR EXTENSIONS REQUIRED TO MEET THE REQUIRED WATER DEMANDS AND FIRE FLOW. DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED OFF-SITE EASEMENTS.
3. GREASE INTERCEPTION WILL BE REQUIRED FOR ALL PROPOSED FOOD SERVICE ESTABLISHMENTS AND THE DRAINAGE OUTLETS FROM THE DUMPSTER PADS MUST FLOW THROUGH THE GREASE INTERCEPTOR. BUILDING PLUMBING FOR DOMESTIC WASTEWATER SHALL NOT PASS THROUGH GREASE INTERCEPTOR.

PRELIMINARY DO NOT USE FOR CONSTRUCTION

Table with 4 columns: NO., BY, DATE, REVISION. Row 1: 1, CBH, 5/13/19, UPDATED FLOODPLAIN LINE. Row 2: 2, CBH, 9/18/20, REVISIONS PER DEC. REVIEW COMMENTS. Row 3: 3, ABC, 4/24/21, SUBMISSION FOR REZONING.

THE CASCADES COMMERCIAL PROJECT GEORGE W. LILES PARKWAY EXTENSION, CONCORD, NORTH CAROLINA REZONING PLAN
Project Egr: CNI
Design By: CBH
Drawn By: CBH
Scale: 1"=30'
8720 RED OAK BOULEVARD, SUITE 204 CHARLOTTE, N.C. 28217
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RZ1.0

