

LANDSCAPING REQUIREMENTS

LANDSCAPED BUFFER: = PER CITY OF CHARLOTTE ZONING ORDINANCE
 CLASS A BUFFER: 12 TREES AND 60 SHRUBS PER 100 L.F. PROVIDED: 149 TREES
 REQUIRED: 1242 L.F. /100 L.F.=12.42 L.F.(12 TREES)=149 TREES PROVIDED: 735 TREES
 REQUIRED: 1242 L.F. /100 L.F.=12.42 L.F.(60 SHRUBS)=720 SHRUBS PROVIDED: 735 TREES
 EXISTING TREES IN THE BUFFER MAY BE USED TO COUNT TOWARD BUFFER PLANTING REQUIREMENTS.

CONDITIONAL NOTES:

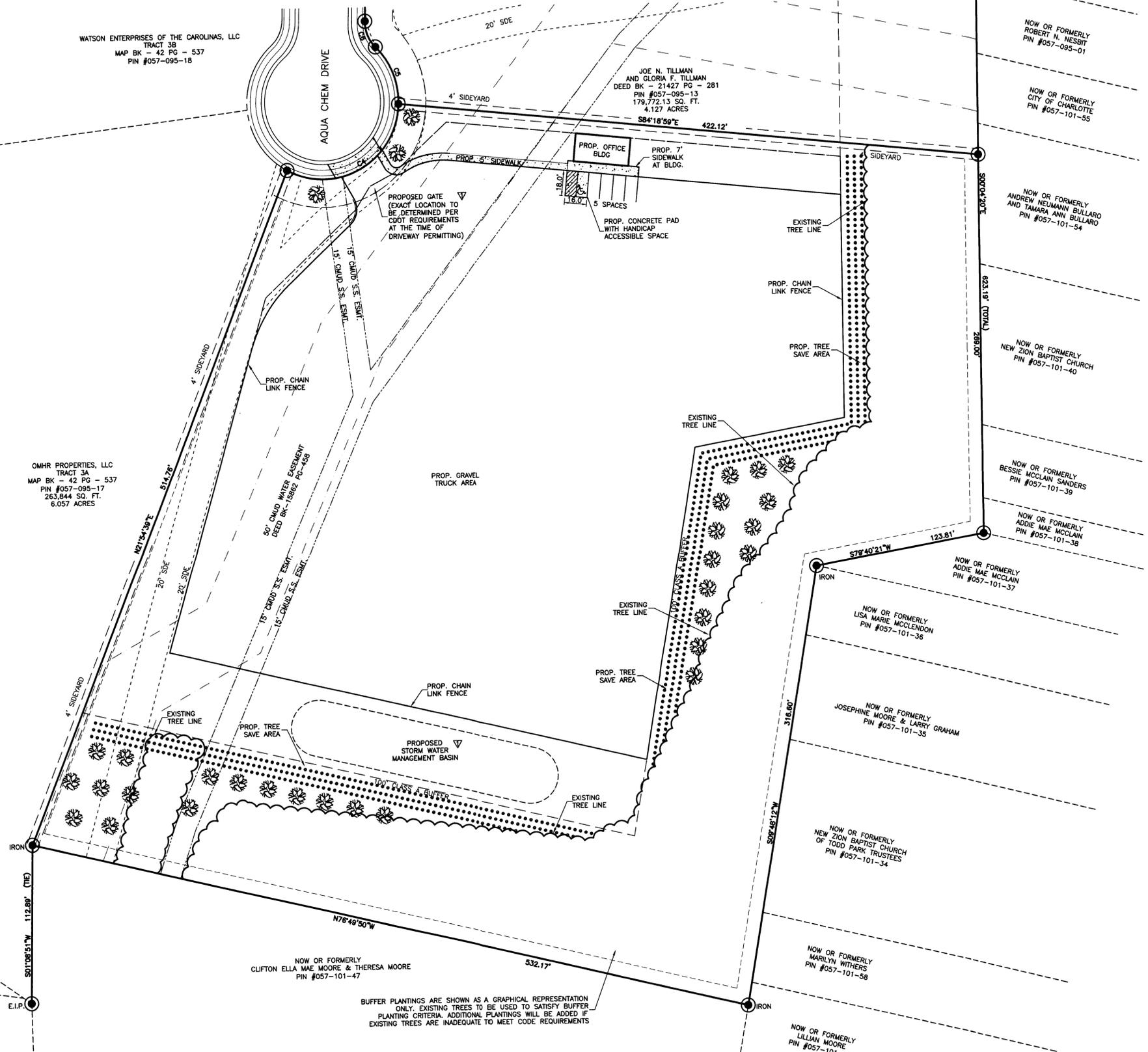
1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, CHARLOTTE TREE ORDINANCE, ETC.
3. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN ANY SETBACK OR WITHIN THE REQUIRED BUFFER.
4. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 30 FEET. ALL SUCH LIGHTING WILL BE FULL CUT-OFF FIXTURES. WALL PACK LIGHTING SHALL BE PROHIBITED.
5. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SOMEWHAT FROM THAT DEPICTED AND SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
6. THE PROPOSED USE PROPOSED BY THIS REZONING IS A TRUCK TERMINAL/TRUCK PARKING WITH ASSOCIATED OFFICE SPACE AND ACCESSORY FUNCTIONS. ALSO, ANY USE THAT IS ALLOWED IN THE I-1 DISTRICT IS PERMITTED BY THIS PLAN AS WELL.
7. EXISTING TREES WITHIN THE 100' CLASS A BUFFER SHALL REMAIN. THE BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR A UTILITY CONNECTION OR IF ADDITIONAL TREES ARE REQUIRED TO BE PLANTED TO COMPLY WITH THE BUFFER REQUIREMENTS.
8. 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.
9. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES(BMP'S) 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. BMP'S 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.
10. 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.
11. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSCREEN ANALYSIS TO DETERMINE WHETHER 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".
12. 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 FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. OR IF A DOWNSCREEN ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS.
13. 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.

ADDITIONAL NOTES:

THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
 SECTION 401 PERMIT NCDENR-RALEIGH OFFICE (919)733-1788
 SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS (704)271-4854

NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP.
2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.



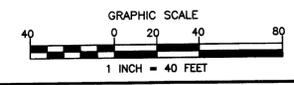
OMHR PROPERTIES, LLC
 TRACT 3A
 MAP BK - 42 PG - 537
 PIN #057-095-17
 263,844 SQ. FT.
 6.057 ACRES

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
C4	55.00'	89.01'	111.90'	93.58'	N60°27'04"E	116°34'33"
C5	55.00'	24.05'	45.34'	44.07'	N21°27'10"W	47°13'55"
C6	25.00'	10.76'	20.32'	19.76'	N21°47'06"W	46°34'03"
C7	979.00'	98.70'	192.78'	192.45'	N02°11'30"E	112°23'10"
C8	30.00'	30.15'	42.78'	42.53'	S58°01'53"W	90°17'35"
C9	30.00'	29.85'	46.97'	42.32'	N31°58'07"W	89°42'25"

LINE TABLE

LINE	LENGTH	BEARING
L1	74.03'	S12°53'05"W



DEVELOPMENT DATA:
 EXISTING ZONING: I-1(CD)
 PROPOSED ZONING: I-2(CD)
 PROPOSED USE: 1. ALL USES ALLOWED IN I-1 DISTRICT
 2. TRUCK/TERMINAL PARKING
 SITE ACREAGE: 6.91± ACRES
 MAXIMUM BUILDING S.F.: 2,500 S.F.
 TAX PARCEL ID: 057-095-16
 PARKING: CITY OF CHARLOTTE ZONING ORDINANCE
 OFFICE: 1 SPACE PER 300 S.F.
 REQUIRED: 1500/300=5 SPACES
 PROVIDED: 5 SPACES (1 HANDICAP SPACE)
 TREE SAVE PERCENTAGE:
 SITE AREA=6.91 AC
 BUFFER AREA=2.57 AC
 2.57/6.91*100=37.19%

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FOR PUBLIC HEARING
 PETITION # 08-36

Project: **COMMERCIAL TRANSPORTATION INC.**
 AQUA CHEM DRIVE
 CHARLOTTE, NORTH CAROLINA

Title: **SITE PLAN**

File #: 07307.DWG Date: 11/15/07 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8355

ISAACS
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

C1.0

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	WDP	2/8/08	PER PLANNING STAFF COMMENTS
2	CBH	3/20/08	PER PLANNING STAFF COMMENTS