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ARCHITECT'S PROJECT #07232

Project #  
**METROLINA  
LANDSCAPING**  
6100 BROOKSHIRE BLVD  
Charlotte, North Carolina

Sheet Description #  
**SITE LAYOUT &  
PAVING PLAN**

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Drawn By :

Checked By :  
**CL HELT**

Revisions :

- 1 REVIEW COMMENTS 2-27-09
- 2 REVIEW COMMENTS 3-18-09
- 3 REVIEW COMMENTS 3-20-09

Seal



Date :  
**8/28/08**

Sheet No.  
**C-1RZ**

of 1

### GENERAL NOTES

#### General

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the industrial zoning district shall be followed in connection with development taking place on the Site.

#### Setbacks, Side Yards and Rear Yards

Development of the Site shall comply with the setback, side yard and rear yard requirements of the Ordinance. The specific setbacks and rear yard requirements are more particularly depicted on the Site Plan. No buildings, parking spaces, maneuvering areas or play space may be located within the setback or yards.

#### Buffer Areas

A 90 foot Class A buffer shall be established along the rear, north-east property line of the Site, and shall conform to the standards for a Class A buffer set out in Section 12.302 of the Ordinance.

In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements of the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer area pursuant to the requirements contained in the zoning ordinance.

Any elimination or reduction of buffer requirements on the site plan must comply with the requirements contained in the zoning ordinance.

Existing trees within the Class A buffer shall be preserved.

No buildings, parking spaces, maneuvering areas, detention areas or play space may be located within the buffer area.

#### Landscaping and Screening / Tree Ordinance

Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.

Development of the Site shall comply with the City of Charlotte Tree Ordinance.

The maximum height of any building constructed on the Site shall be 40 feet above grade.

The proposed buildings shall be in character with the existing structure on site.

#### Lighting

All exterior light fixtures shall be shielded with full cut-off fixtures and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

The maximum height of any freestanding light fixture installed on the Site, including its base, shall be 20 feet.

Wall pack type light fixtures shall be prohibited.

All existing light fixtures meet these requirements and are to remain.

#### Signs

All signs placed on the Site will be erected in accordance with the requirement of the Ordinance.

#### Vehicle Access

Vehicle access to the Site shall be as generally depicted on the Site Plan. The placement and configuration of the access points 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 Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

#### Storm Water

#### Acknowledgement of other Standard Development Requirements

The petitioner acknowledges that other standard development requirements imposed by other City Ordinances, Standards, Policies and appropriate Design Manuals will exist. Those criteria 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 and policies in existence at the time of a formal engineering plan review submission the more stringent conditions or requirements shall apply.

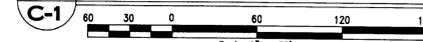
#### Binding Effect of the Rezoning Petition

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

#### NOTES

The development of this site may require submission of an asbestos Notification of Demolition and Renovation due to possible demolition or relocation of an existing structure or renovation of a load-bearing wall in an existing structure. In addition, Mecklenburg County Waste Services requests that the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

## SITE LAYOUT & PAVING PLAN



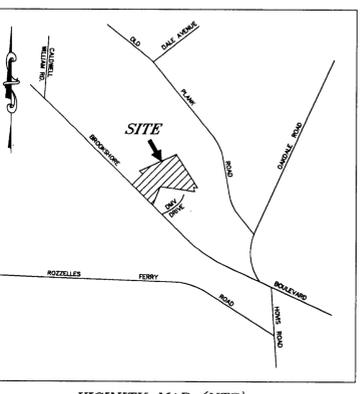
### LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER LINE	SS	SS
STORM SEWER	PIPE SPEC & SLOPE	PIPE SPEC & SLOPE
WATER LINE	W	W
GAS LINE	G	G
POWER LINE	OP	OP
TELEPHONE LINE	T	T
SPOT ELEVATION	97.00	100.35
SEWER MANHOLE	SM	SM
STORM MANHOLE	ST	ST
ELECTRICAL MANHOLE	E	E
WATER VALVE	WV	WV
FIRE HYDRANT	HD	HD
LIGHT POLE	LP	LP
TELEPHONE PEDESTAL	TP	TP
TRANSFORMER	TR	TR
UTILITY POLE	U	U
PROPERTY CORNER	PC	PC
CONTOUR - 1' INT.	1'	1'
CONTOUR - 5' INT.	5'	5'

### ABBREVIATIONS

R/W	RIGHT OF WAY
EEOP	EDGE OF EXISTING PAVEMENT
EOP	PROPOSED EDGE OF PAVEMENT
CJ	SAWED CRACK CONTROL JOINT
EIP	EXISTING IRON PIN
NIP	NEW IRON PIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
TOC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FFE	FINISHED FLOOR ELEVATION
FOB	FACE OF BUILDING
BOC	BACK OF CURB
PI	POINT OF INTERSECTION
DI	STORM SEWER DROP INLET
CI	STORM SEWER CURB INLET
YI	STORM SEWER YARD INLET (HDPE)
PID	PARCEL TAX ID NUMBER
CONC.	CONCRETE
C	CENTER LINE
PP	POWER POLE
SP	SERVICE POLE
LP	LAMP POST
GV	GAS VALVE
AL	APPROXIMATE LOCATION
FH	FIRE HYDRANT
N.O.F.	NOW OR FORMERLY
TYP.	TYPICAL

REZONING PETITION  
#08-141



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2789.93'	50.19'	50.19'	N 49°07'00" W	1°01'50"

VERTICAL PARTNERS  
P.I.D. # 03506099  
ZONED - I-1  
LAND USE - WHAREHOUSE

KATHY T. & SONIA S. GARMON  
P.I.D. # 03506104  
ZONED - I-1  
ACREAGE - 12.165 ACRES  
LAND USE - COMMERCIAL

NICK C COPPIS  
P.I.D. # 03506111  
ZONED - I-1  
LAND USE - COMMERCIAL

PROPOSED FIRE TRUCK ACCESS  
THRU SITE - CONTRACTOR TO  
VERIFY FIRE TRUCK ACCESS CAPABLE  
OF SUPPORTING 80,000-LB.

PROVIDE NEW PAVEMENT IN EXIST.  
GRASSY AREA  
SEE DETAIL 1/C-4

PROPOSED GAS TANK AREA W/  
CONC. SLAB - PROVIDE CONC.  
BOLLARDS AS REQ'D. FOR  
PROTECTION & LOCATE PER OWNER  
(FINAL TANK LAYOUT PER OWNER)

EXIST. REFUSE/RECYCLE AREA -  
AREA MUST BE SCREENED PURSUANT  
TO SECTIONS 9.1105(1), 12.303, AND  
12.403 OF THE ZONING ORDINANCE

BENJAMIN LEE MCGINN  
AND SUSAN ALLEN  
P.I.D. # 03507106  
ZONED - R-4  
LAND USE - SING. FAM.

W DALE WALLS AND  
NANCY A WALLS  
P.I.D. # 03502153  
ZONED - I-1  
LAND USE - WHAREHOUSE

CHARLES E JR HORNE AND  
PATRICIA N HORNE  
P.I.D. # 03506136  
ZONED - I-1  
LAND USE - WHAREHOUSE

STATE OF NORTH CAROLINA  
AND STATE PROP. OFFICE  
P.I.D. # 03506137  
ZONED - I-1  
LAND USE - OFFICE

CHARLES E JR HORNE AND  
PATRICIA N HORNE  
P.I.D. # 03506107  
ZONED - I-1  
LAND USE - VACANT

### SITE SUMMARY

PROJECT NAME: METROLINA LANDSCAPING  
OWNER: JOE GARMON PHONE: (704) XXX-XXXX  
PLANS PREPARED BY: SITE & STRUCTURE, P.C. PHONE: (704) 573-7800  
EXISTING ZONING: I-1  
PROPOSED ZONING: I-2 (CD) JURISDICTION: CITY OF CHARLOTTE  
TAX PARCEL NUMBER: 03506104  
ADDRESS: 6100 BROOKSHIRE BLVD., CHARLOTTE, N.C.  
PROPOSED USE: ALL USES PERMITTED IN THE I-1 DISTRICT PLUS CONTRACTOR OFFICES AND ACCESSORY STORAGE.  
PROPOSED BUILDING HEIGHT: 20'-0" STORIES: 1  
EXIST. BLDG. COVERAGE: 12,379 SQ. FT. PROPOSED BLDG. COVERAGE: 10,531 SQ. FT.  
TOTAL BLDG. COVERAGE: 22,910 SQ. FT.  
EXIST. IMPERVIOUS AREA: 394,392 SQ. FT. PROP. IMPERVIOUS AREA: -24,139 SQ. FT.  
LOT SIZE: 529,907 SQ. FT. (12.165 AC.) IMPERVIOUS PERCENTAGE: 70%  
**NO DETENTION REQUIRED (NET DECREASE IN IMPERVIOUS)**  
YARD REQUIREMENTS:  
FRONT SETBACK: 20 FT. REAR YARD SETBACK: 10 FT.  
SIDE YARD LEFT: 0 FT. SIDE YARD RIGHT: 0 FT.  
REQUIRED BUFFERS:  
FRONT: (NO) / YES 0 FT. REAR: NO / YES 100 FT.  
SIDE (L): (NO) / YES 0 FT. SIDE (R): (NO) / YES 0 FT.  
DISTURBED AREA: 0.78 AC. (33,890 SQ. FT.) **NO GRADING PERMIT REQUIRED**  
VEHICLE PARKING DATA:  
(OFFICE) 1 SPACE PER 300 SQ. FT. x 6,594 SQ. FT. = 22 SPACES  
(INDUSTRIAL) 1 SPACE PER 400 SQ. FT. x 16,316 SQ. FT. = 41 SPACES  
REQUIRED: 63 HANDICAP: 4 PROVIDED: 103  
ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY

SCOPE OF WORK: ADDING TWO  
PROPOSED ADDITIONS, RE-CONFIGURING  
PARKING LOT STRIPPING AND REMOVING  
EXISTING PAVEMENT, ADDING NEW PRIVATE  
HYDRANT & ADDING NEW GAS ISLAND.