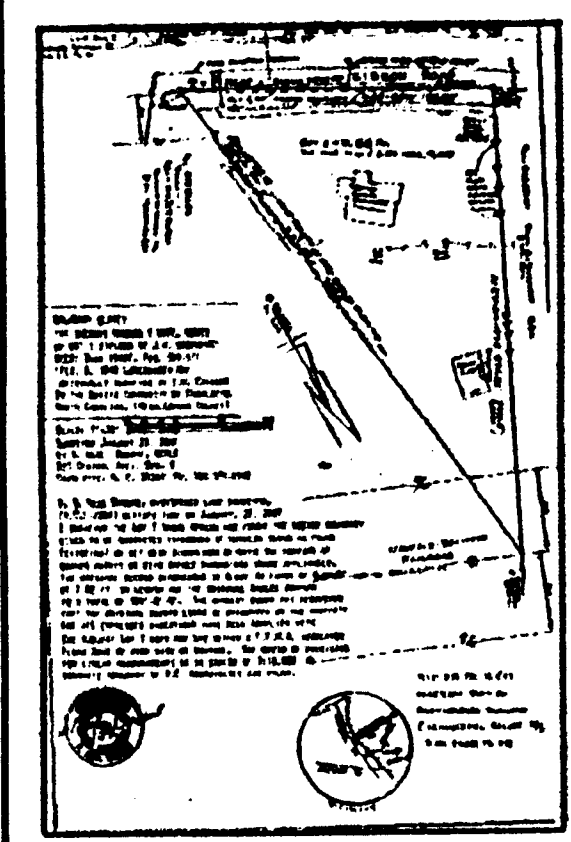


SITE DEVELOPMENT SUMMARY

TAX PARCEL NO. 048-251-08
 TOTAL ACREAGE: .66 ACRE (28,750 sq/ft)
 EXISTING ZONING: R-3/R-4 (SINGLE FAMILY)
 PROPOSED ZONING: I-1 (C) LIGHT INDUSTRIAL
 PROPOSED USES: LIGHT INDUSTRIAL, WAREHOUSE, OFFICE AND
 AUTO/TRUCK PARTS SALES (WITHIN AN ENCLOSED BUILDING)
 MAX FLOOR AREA RATION: .80
 PROPOSED SQ. FOOTAGE = 918 + 1,090 = 1,968 SQ/FT
 OFFICE, MANAGEMENT & BEAUTY SHOP = 908 SQ/FT
 AUTO REPAIR/SERVICE = 1,080 SQ/FT



DEVELOPMENT NOTES

1. DEVELOPMENT OF THIS CONDITIONAL DISTRICT IS BASED ON THE APPLICABLE ZONING ORDINANCE STANDARDS AND RULES, REGULATIONS IMPOSED ON THE SPECIFIC SITE PLAN.
2. THE PERMITTED USES IN THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH CODE SECTIONS 9.1102, 9.1103 AND 9.1104 EXCLUDING AUTOMOBILE SALES AND NO OUTDOOR STORAGE OF PRINCIPAL STOCK AND MATERIAL.
3. DEVELOPMENT STANDARDS AND EXPANSION(S) ASSOCIATED WITH THIS SITE WILL COMPLY WITH CODE SECTION 9.1103 (DEVELOPMENT STANDARDS FOR INDUSTRIAL DISTRICTS) FOR TWO BUILDINGS, NOT TO EXCEED 25,000 S/F OR F.A.R. OF 0.80.
4. A FUTURE RIGHT-OF-WAY SHALL BE MEASURED 50 FEET FROM THE EXISTING CENTERLINE OF GIBBON ROAD, AND ADDITIONAL RIGHT-OF-WAY IF APPLICABLE WILL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
5. SCREENING OF THE PARKING, DUMPSTER, LOADING DECK/SPACES AND ANY PERMITTED MINOR OUTDOOR STORAGE WILL BE SCREENED IN ACCORDANCE WITH CODE SECTION 12.308 OF THE ORDINANCE.
6. PARKING SHALL BE BASED ON THE USE AND WILL COMPLY WITH THE STANDARDS SET FORTH IN THE CODE FOR BOTH VEHICLES AND BICYCLES. ALL PARKING LOTS SHALL COMPLY WITH THE PROVISIONS OF SECTION 12.202 OF THE ORDINANCE. PARKING WILL NOT BE LOCATED BETWEEN THE EXISTING BUILDING AND GIBBON ROAD.
7. SIGNAGE SHALL CONFORM TO CHAPTER 15 TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. LIGHTING SHALL BE FULLY SHIELD. NO "PAK" LIGHTING SHALL BE ALLOWED.
9. THE DRIVEWAY SHALL BE SUBJECT TO A DRIVEWAY PERMIT REVIEW BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. THE DEVELOPMENT OF THIS PARCEL SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
11. AN 8 FOOT PLANTING STRIP FOLLOWED BY A 6 FOOT SIDEWALK AND A CONCRETE BUS PAD, IF REQUIRED BY "CATS", SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF GIBBON ROAD. THE IMPROVEMENTS SHALL BE CONSTRUED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 "STORM WATER QUANTITY CONTROL"
12. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS, 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 FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PRESENT THIS FROM OCCURRING.
 "STORM WATER QUALITY TREATMENT"
13. 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 N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (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.
 "VOLUME AND PEAK CONTROL"
14. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24 % BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24 HOUR STORM, RUNOFF VOLUME DRAINDOWN TIME SHALL BE MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. FOR COMMERCIAL PROJECTS WITH GREATER THAN 24 % BUA, CONTROL. THE PEAK TO MATCH THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6 HR STORM AND PERFORM A DOWNSTEAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTEAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6 -HR STORM.
15. A "TREE SURVEY" SHALL BE PERFORMED PRIOR TO A "PERMIT REQUEST" AND SUBMITTED TO THE EPM LAND DEVELOPMENT SERVICES DIVISION.

Dwg No.	Sk #1	Scale: 1" = 20'	Date: 8/21/07	Dwn: hcl/Che: rib
PROJECT: IHEANYI & EDDIT OKNARA - Owners 3400 GIBBON ROAD Charlotte, NC 28269 704/510-1307 704/494-0900				