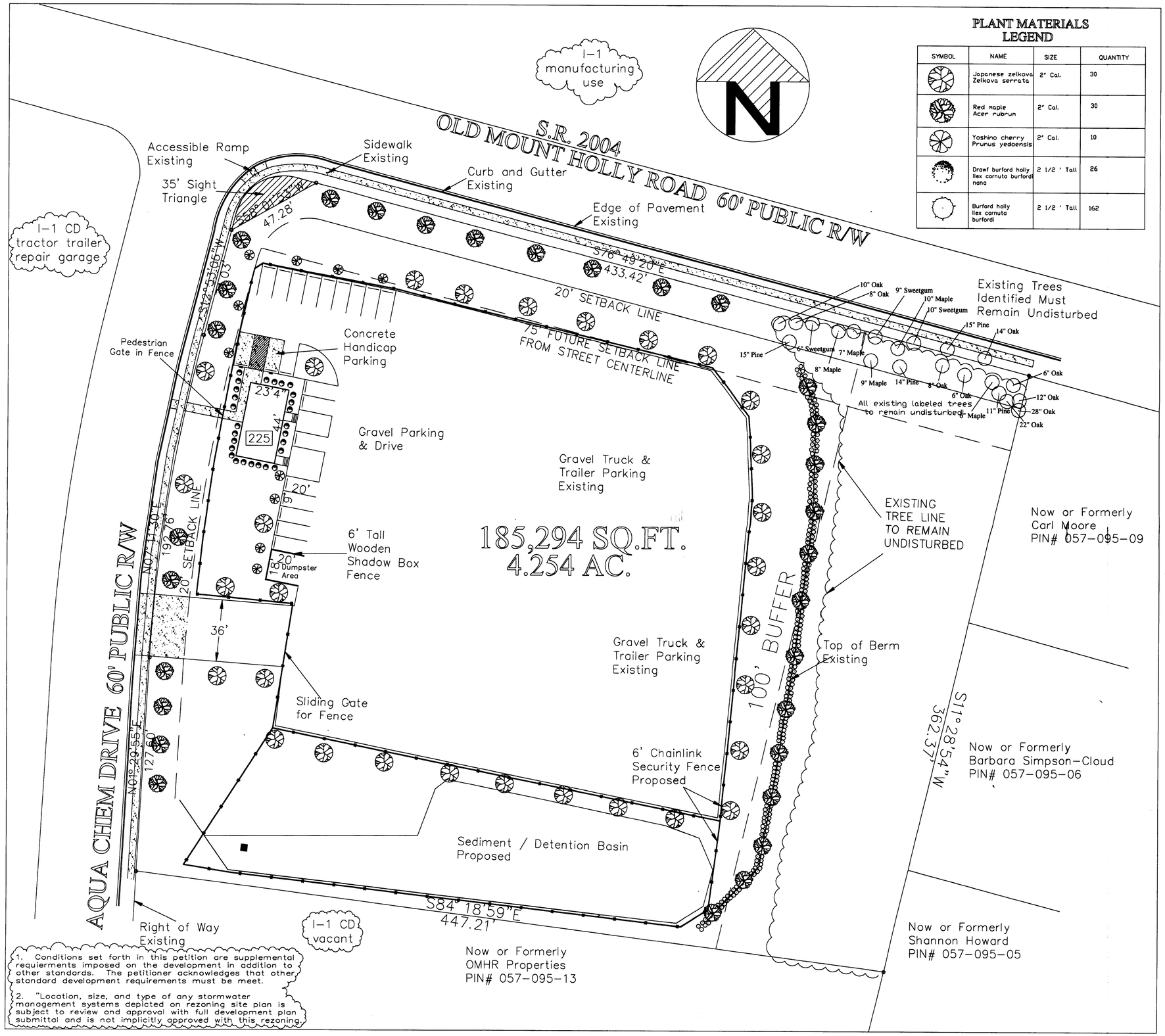

1. Conditions set forth in this petition are supplemental requierments imposed on the development in addition to other standards. The petitioner acknowledges that other standard development requirements must be meet.

2. "Location, size, and type of any stormwater management systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning.

PLANT MATERIALS LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	Japanese zelkova Zelkova serrata	2" Cal.	30
	Red maple Acer rubrum	2" Cal.	30
	Yoshino cherry Prunus yedoensis	2" Cal.	10
	Dwarf burford holly Ilex cornuta burfordi nana	2 1/2 ' Tall	26
	Burford holly Ilex cornuta burfordi	2 1/2 ' Tall	162

SITE DATA

Tax Parcel: 057-095-20

Existing Zoning: I-1 (CD)

Proposed Zoning: I-2 (CD)

Proposed Permitted Uses: 1.All uses allowed in I-1 district
2. Truck Terminal

Site Acerage: 4.25 +/- acres

Maximum Building Square Footage: 2,000 SQFT

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 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) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.

2. All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.

3. Vehicular points of access shall be limited to those shown on the plan. The exact location may vafy from that depicted, but shall comply with all applicable design/locational requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.

4. The use proposed by this rezoning is a truck terminal with associated office space and accessory functions.

5. Storm water detention facilities shall not be located within the front setback.

6. All parking lot lighting fixtures shall be fully capped or shielded. Wall pack type lighting shall be prohibited.

7. As indicated on the plan, vehiclular driveway access to the site shall be limitied to Aqua Chem Drive.

8. The maximum height of parking lot lighting fixtures shall be 30 feet.

9. The petitioner shall tie into the existing storm water system(s). The petitioner shalll have the receiving system(s) analyzed to ensure that it will not be taken out of standard due to the proposed developement. If it is found that the proposed 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.

For projects with defined watersheds greater than 24% built-upon area, construct water quality best manangement practices (BMPs) to achieve 85% Total Suspended Solid removal for the entire post-development runoff volume for the runoff generated from the first 1-inch rainfall. BMPs must be designed and constructed in accordance with the Mecklenburg County BMP Design Manual, July 20007 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 Practirces Manual, when possible). Use of Low Impact Development (LID) techniques is optional.

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Funoff volume drawdrown time shall be a minimum of 24 hours, but not more than 120 hours.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year, 6-hr storm and perform a downstream flood analysis to determine whether addtional 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-yr, 6-hr strom.

For commercial prjects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevlelopment runoff rates for the 2 and 10-yr, 6-hr storm.

EVANS DELIVERY COMPANY, INC.
740 SOUTH READING AVENUE
BOYERTOWN, PA 19512
610-367-2611

CONDITIONAL REZONING SITE PLAN
225 AQUA CHEM DRIVE

DruMarP
Land Planning / Permitting / Cadd Design
PO BOX 2764, GASTONIA, NC 28053
704-349-3330
dpearson4@carolina.rr.com

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DATE	REVISION	BY
08/10/07	ISSUED FOR CMPC APPROVAL	dtp
11/14/07	REVISED PER CMPC STAFF COMMENTS	dtp

REZONING SITE PLAN
For Public Hearing
2007-148