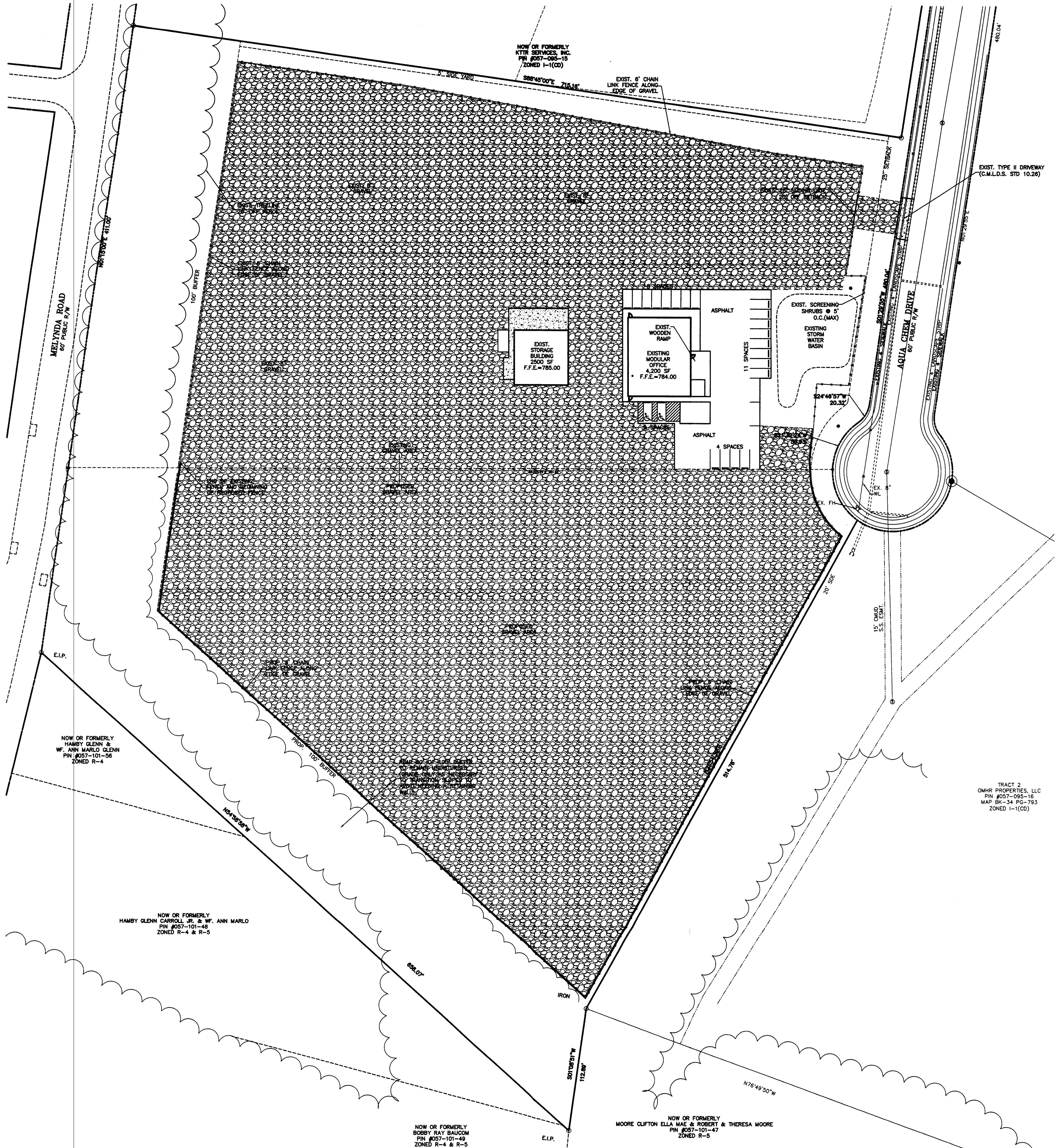
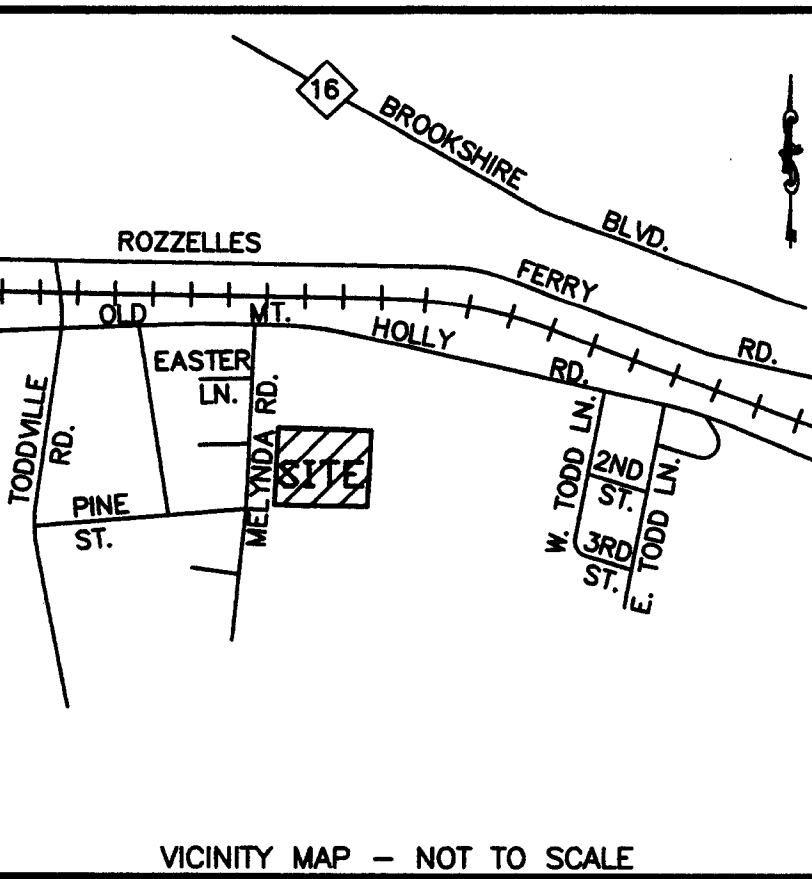
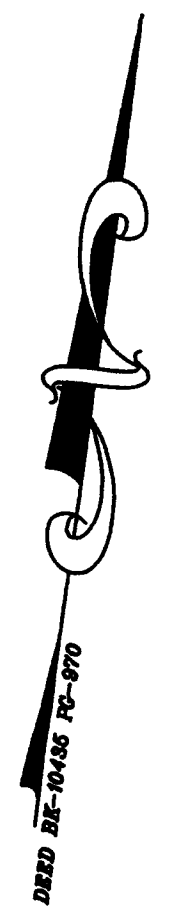


2008-48



LANDSCAPING REQUIREMENTS

LANDSCAPED BUFFER: = PER CITY OF CHARLOTTE ZONING ORDINANCE CLASS A BUFFER: 12 TREES AND 80 SHRUBS PER 100 L.F.
 REQUIRED: 1242 L.F. / 100 L.F.=12.42 L.F.(12 TREES)=148 TREES
 REQUIRED: 1242 L.F. / 100 L.F.=12.42 L.F.(80 SHRUBS)=720 SHRUBS
 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 THE FRONT SETBACK.
4. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 30 FEET. ALL SUCH LIGHTING WILL BE FULLY CAPPED OR SHIELDED. 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 ZONING IS A TRUCK TERMINAL/TRUCK PARKING WITH ASSOCIATED OFFICE SPACE AND ACCESSORY FUNCTIONS.

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 1/20 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.

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/TRUCK PARKING

SITE ACREAGE: 12.19± ACRES
 MAXIMUM BUILDING S.F.: 15,000 S.F.
 TAX PARCEL ID: 057-095-18, 057-095-17

PARKING: CITY OF CHARLOTTE ZONING ORDINANCE
 OFFICE: 1 SPACE PER 300 S.F.
 REQUIRED: 1500/300=50 SPACES
 PROVIDED: 85 SPACES (3 HANDICAP SPACE)

TRACT 2
 OMBR PROPERTIES, LLC
 PIN #057-095-18
 MAP BK-34 PG-793
 ZONED I-1(CD)

NOW OR FORMERLY
 HAMBY GLENN &
 W.F. ANN MARLO GLENN
 PIN #057-101-56
 ZONED R-4

NOW OR FORMERLY
 HAMBY GLENN CARROLL JR. & W.F. ANN MARLO
 PIN #057-101-48
 ZONED R-4 & R-5

NOW OR FORMERLY
 BOBBY RAY BAUCOM
 PIN #057-101-49
 ZONED R-4 & R-5

NOW OR FORMERLY
 MOORE CLIFTON ELLA MAC & ROBERT & THERESA MOORE
 PIN #057-101-47
 ZONED R-5

PETITION #

Project: FSI, INC
 AQUA CHEM DRIVE
 CHARLOTTE, NORTH CAROLINA

Title: REZONING PLAN

File # 0733-02.dwg | Date: 1/10/08 | Project Egr: BTU
 Lvl: C | Drawn By: CSB
 Scale: 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-5440 FAX (704) 527-8335

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

