

### ZONING CODE SUMMARY

PROJECT NAME: CHARLOTTE TRUCK CENTER  
 OWNER: BE/S& ASSOCIATES, LLC PHONE # (704)377-4814  
 PLANS PREPARED BY: S.C. HONDROS & ASSOC. PHONE # (704)377-4814  
 ZONING: EXISTING = L-1 CD & B-2 CD JURISDICTION: CHARLOTTE  
 PETITION # 85-009 (B-1)  
 PETITION # 94-16 & 97-96 (B-2)

PROPOSED USE: WAREHOUSE/OFFICE  
 BUILDING HEIGHT: 27 FEET STORIES: 2  
 BUILDING COVERAGE: 19,372 SQ. FT. GROSS FLOOR AREA  
 LOT SIZE: 460,173 / 10,571 SQ. FT./ACRES NUMBER OF UNITS: 1  
 TAX PARCEL ID: 045-06-112 OR SITES: 1

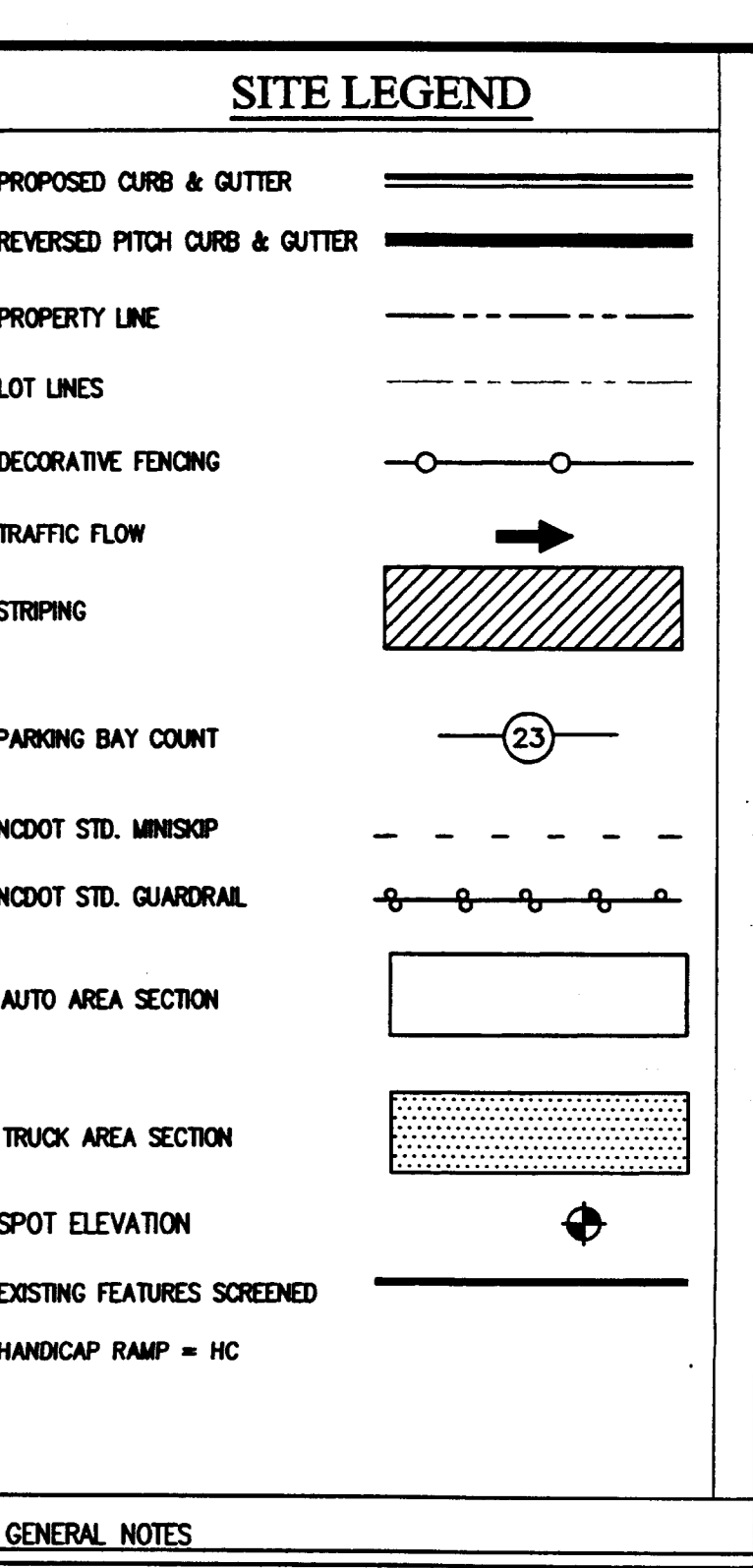
YARD REQUIREMENTS:  
 SETBACK (FRONT): 20 FT. FROM R/W  
 SIDE YARD (R): 0 FT. SIDE YARD (L): 0 FT.  
 REAR YARD: 50 FT. (THROUGH LOT)

REQUIRED BUFFERS:  
 FRONT: (NO) / YES FT. REAR: (NO) / YES 57 FT.  
 SIDE (R): (NO) / YES FT. SIDE (L): (NO) / YES FT.

REQUIRED SCREENING:  
 FRONT: (NO) / YES REAR: (NO) / YES  
 SIDE (R): (NO) / YES SIDE (L): (NO) / YES  
 PARKING ONLY: (NO) / YES

PARKING DATA: (SPECIFY REQUIREMENT)  
 AS PER CHARLOTTE ZONING ORDINANCE SECTION NO. 12  
 REQUIRED: 34 PROVIDED: 79 HANDICAP: 2-Existing 2-New  
 COMPACT: NONE CARPOOL: NONE LOADING SPACES: Existing - One 10'x30'  
 -ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY

NOTE: ALL PARKING IS EXISTING NO NEW PARKING BEING INSTALLED



### IMPERVIOUS AREA SUMMARY BUILT UPON AREA

TOTAL SITE IMPERVIOUS

BUILDING COVERAGE: New=19,372-sq Existing=36,660-sq Total=56,032-sq  
 REQUIRED: 34 PROVIDED: 79 HANDICAP: 2-Existing 2-New  
 COMPACT: NONE CARPOOL: NONE LOADING SPACES: Existing - One 10'x30'  
 -ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY

PAVEMENT/CONCRETE COVERAGE: Total = 287,951-sq

TOTAL SITE IMPERVIOUS: Existing=345,045-sq Proposed=343,993-sq

TOTAL IMPERVIOUS AREA: Existing=7.91 ac Proposed=7.89 ac

TOTAL SITE AREA: 460,429-sq/10,571-ac

PERCENT IMPERVIOUS: Existing=74.6% Proposed=74.6%

BIKE PARKING:  
 REQUIRED: LONG TERM BIKE PARKING = 1 SPACES PROVIDED: - SPACES INSIDE BUILDING  
 REQUIRED: SHORT TERM BIKE PARKING = 2 PROVIDED: 2

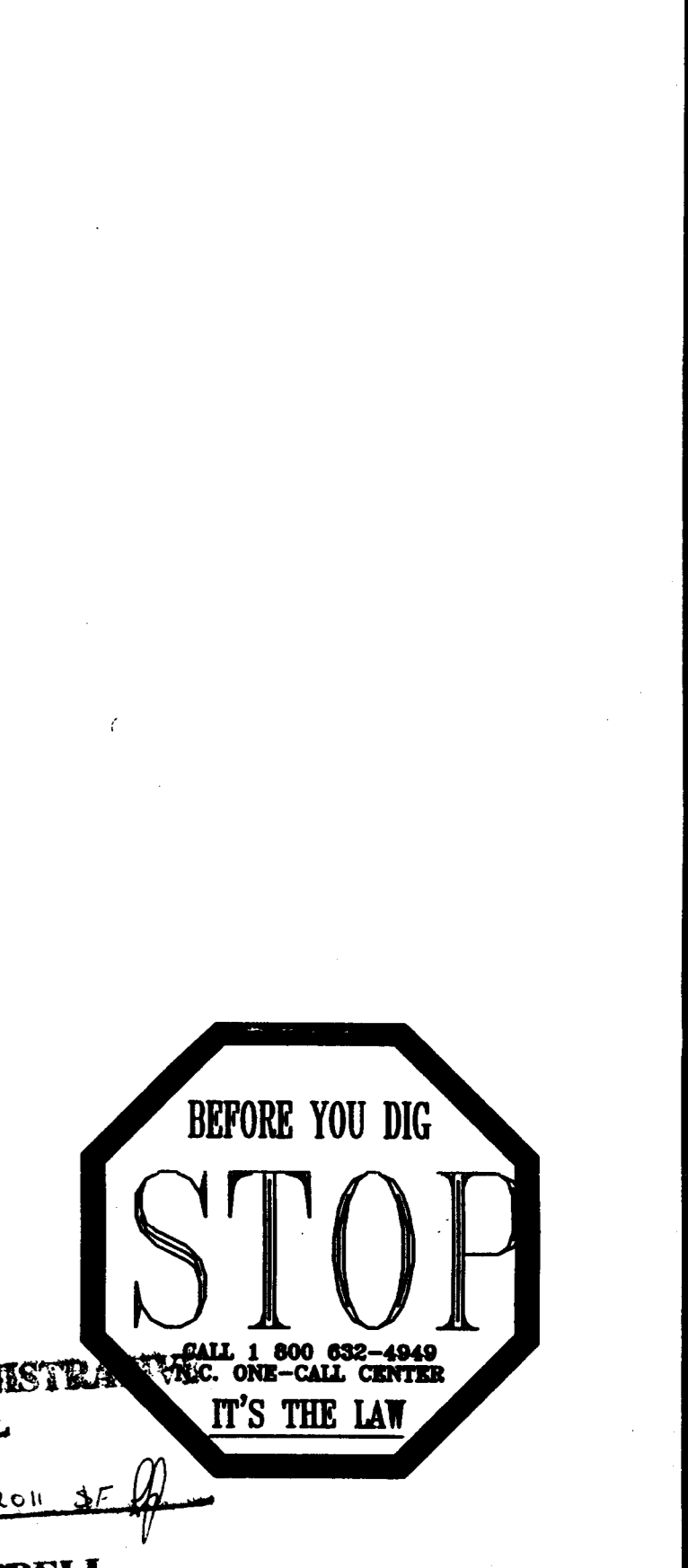
TREE ORDINANCE REQUIREMENTS  
 PERIMETER TREES REQUIRED (Equipment Dr.)=460/30=16 TREES 1-EXISTING 15-NEW  
 PERIMETER TREES REQUIRED (Cavanaugh Ave.)=583/40=15 TREES 16-EXISTING

INTERIOR LANDSCAPING: REQUIRED =343,993-sq/10,000-sq = 35 TREES 16-EXISTING 19-PROPOSED  
 \*TOTAL OF 23 NEW TREES PROVIDED\*

- ### GENERAL NOTES
- DIMENSIONS FROM BACK OF CURB (TYP).
  - ALL CURB RADIUS TO BE 5'-0" U.N.O.
  - STANDARD PARKING DIMENSIONS:  
 STD AUTO: 9'-0" WIDE X 19'-0" LONG  
 PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG  
 HANDICAP: 9'-0" WIDE X 19'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT
  - BUILDING FLOOR SLABS:  
 8" THICK 4,000 PSI CONCRETE,  
 6x6x12.4x2.4 WELDED WIRE MESH
- ### PAVEMENT NOTES:
- TRUCK AREA HEAVY DUTY PAVING SPECIFICATION (TRUCK PATH) 8" ADOLESCENT BASE COURSE 1.5" 58.58 SURFACE CONCRETE
  - TRUCK COURT CONCRETE PAD 8" THICK 4,000 PSI CONCRETE, #4 REBAR AT 18" O/C EACH WAY
  - ALL CONCRETE WORK WILL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS
  - SEWER/MS 4" 3,000 PSI CONCRETE (INTERIOR SIDEWALK) W/ 5/8" AIR ENTRENCHMENT
- NOTE: ALL FIRE ACCESS ROADS SHALL BE HEAVY DUTY AND CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.

### PCCO SUMMARY

Original Parcel ID Number(s): 045-06-112  
 Development Type: Commercial  
 Subject to PCCO? Y/N: N  
 If NO, why? Below BUA/Disturbance Thresholds  
 Watershed: Central Catawba  
 Disturbed Area (ac): 0.97  
 Site Area (ac): 10.57  
 DA#1: 10.57 DA#2: 10.57  
 Total on-site Drainage Area (ac): 10.57  
 Existing Built-upon-area (SF): 324,522  
 Existing BUA to be removed (SF): 1,052  
 Existing BUA to remain (SF): 323,090  
 Proposed New BUA (SF): 19,372  
 Proposed % BUA: 74.60  
 Density (High / Low): HIGH  
 Total Post-Project BUA for site: 7.89ac  
 Development or Redevelopment? Redevelopment  
 Natural Area Required (ac): N/A  
 Natural Area Provided (ac): N/A  
 Total stream buffer protected on-site (ac): N/A  
 Transit Station Area? Y/N: N  
 Distressed Business District? Y/N: Y  
 Mitigation Type (if applicable): N/A  
 Natural Area mitigation? Y/N: N  
 Buffer Mitigation? Y/N: N  
 Total Phosphorous Mitigation? Y/N: N



NOTES:  
 1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.  
 2. SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

NOTE: TREES WITHIN THE RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT 704-336-5753 PRIOR TO REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT 704-336-8692 FOR REQUIRED PERMIT.

NOTE:  
 1. MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.  
 2. ALL STRIPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.  
 3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL -OR- UNCOMPACT AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE).  
 4. LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.  
 5. ADJUST TREE PLANTING LOCATION TO AVOID UNDERGROUND UTILITIES. PLANT 15" FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES).  
 6. ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING TREES.  
 7. PLEASE CALL 704.336.6769 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE-PLANTING AREAS. 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.  
 8. NO PARKING LOT LIGHTS ALLOWED IN ISLANDS WITH TREES. KEEP LIGHTS 30-FT FROM TREES.  
 9. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262.

### PLANT SCHEDULE

SYMBOL	COMMON NAME	#	BOTANICAL NAME	SIZE	ROOT	SPAC'G	NOTES
	RIVER BIRCH (LARGE MATURING)	12	BETULA NERA	2", 8' TALL	B&B	AS SHOWN	
	OAK OVERCUP (LARGE MATURING)	7	QUERCUS LYRA	2", 8' TALL	B&B	AS SHOWN	
	SERVICEBERRY (SMALL MATURING)	15	AMELANCHER ALBOSEA	2", 8' TALL	B&B	AS SHOWN	

NOTE: PER TREE ORDINANCE RENOVATED SITES ARE ALLOWED TO HAVE TREE ISLANDS OF 200-SQ FT MIN.

NOTE: WORK PERFORMED WITHIN THE AREA OF EXISTING PAVEMENT AND GRAVEL SHALL BE CONSIDERED MAINTENANCE TO EXISTING IMPROVEMENTS AND SHALL NOT REQUIRE PCCO REGULATIONS FOR THIS SITE.

APPROVED FOR CONSTRUCTION

SEAL 19318  
 HONORABLE WILLIAM A. BROWN  
 ENGINEER

DATE: 4/11/11

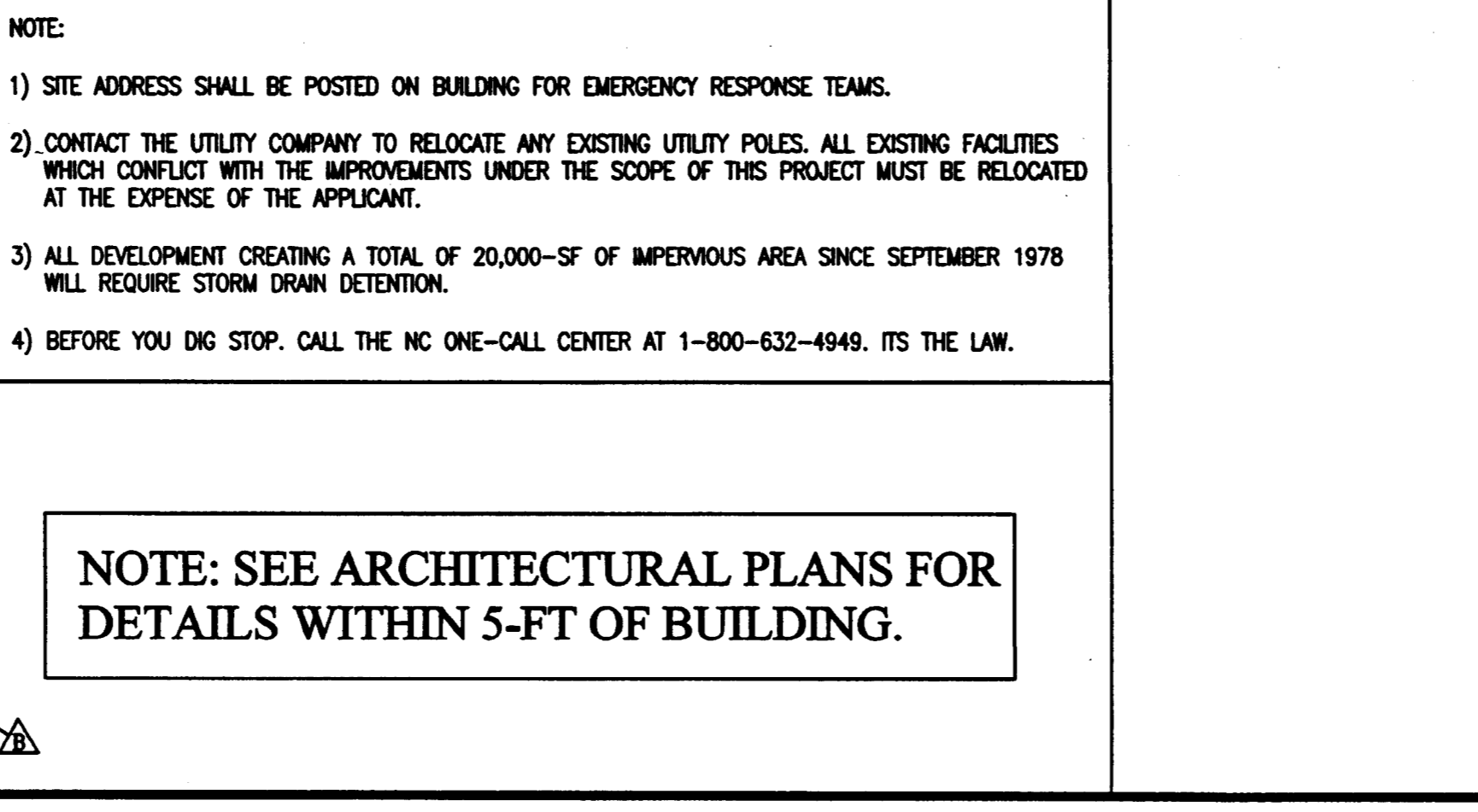
NOTE: ALL BOUNDARY INFORMATION SHOWN ARE PER R.B. PHARR & ASSOCIATES, P.A. ALTA/SURVEY DATED JUNE 3, 2008. NO BOUNDARY SURVEY PERFORMED BY THIS FIRM AS OF THIS DATE.

CONTOUR INTERVAL IS ONE FOOT. DATUM IS "NAVD83" DERIVED FROM GPS/RIS OBSERVATIONS.

OTHER RIGHT OF WAYS, EASEMENTS OR UNDERGROUND UTILITIES MAY EXIST WHICH MAY NOT BE SHOWN.

NOTE:  
 1) SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.  
 2) CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.  
 3) ALL DEVELOPMENT CREATING A TOTAL OF 20,000-SQ FT OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAIN DETENTION.  
 4) BEFORE YOU DIG STOP: CALL THE NC ONE-CALL CENTER AT 1-800-632-4949, ITS THE LAW.

NOTE: SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.



Address: 4833 Equipment Drive  
 PID: 045-06-112  
 Related Petitions: 85-001  
 Related Petitions: 94-16  
 Related Petitions: 97-96  
 Site Plan: Attached  
 Floor Plan: Attached  
 Project Number: 317999

Existing Buildings	Existing Building Area	Proposed Additional Building Area	TOTALS
Building No. 1 Office, Parts and Shop (no additions to this building)	23,270 SF	-	-
Building No. 2 Shop & Parts (additions to this building)	9,523 SF	21,094 SF	30,614 SF
Building No. 3 Office (no additions to this building)	3,311 SF	-	3,311 SF
Total Building Area	36,104 SF	21,094 SF	57,198 SF
Reductions of building area for stairs and HVAC shafts (see below)	-	-	(436) SF
Net Building Area	36,104 SF	21,094 SF	56,762 SF
Allowable building area	-	-	55,900 SF
Building area over allowable	-	-	962 SF

Stairs: 9.8125' x 21' = 206  
 9.8125' x 21' = 206  
 412 SF

HVAC: 6' x 2' = 12  
 4.5' x 2' = 9  
 2 x 1.5' x 2' = 6  
 24 SF

Total: 436 SF

Charlotte-Mecklenburg Planning Commission  
 INTER-OFFICE COMMUNICATION

DATE: May 14, 2011

TO: Mark Fowler  
 Zoning Supervisor

FROM: Debra Campbell  
 Planning Director

SUBJECT: Administrative Approval for Petition No. 1985-009 and 1994-016, Charlotte Truck Center.

Attached is a revised site plan for rezoning petitions 1985-009 and 1994-016. The two petitions together allowed a total of 55,800 square feet (55,000 Sq Ft per 85-009 & 800 sq ft per 94-016AA Aug 1995) approved to be developed on the site. After reviewing the existing square feet already developed on the site provided by the developer, the proposed expansion was over by 962 square feet. I am administratively allowing an increase of 1000 square feet for a total allowed square footage of 56,800 per section 6.207. The site plan has been revised to show the new proposed expansion on the site. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all ordinance requirements still apply.

NO.	DATE	APP'D	DESCRIPTION
C	4/16/11		Added P.M. to Site Plan
A	4/19/11		REDED CURB, REVED TREES PER URBAN FORESTRY COMMENTS
A	4/5/11		ISSUED FOR PERMIT

OWNERS APPROVAL: DATE: PART NO:  
 DRN BY: CHR BY: DATE: 4/5/11 SCALE: 1" = 40'

BY: DEBRA D. CAMPBELL

## CHARLOTTE TRUCK CENTER

4633 Equipment Dr., Charlotte, North Carolina 28269 (Mecklenburg County)

SC HONDROS & ASSOCIATES, INC.  
 PLANNING, DESIGN, CONSTRUCTION  
 POST OFFICE BOX 220458  
 CHARLOTTE, N.C. 28222-0458

SC HONDROS & ASSOCIATES, INC.  
 WEB SITE: WWW.SCHONDROS.COM  
 TEL: (704) 377-4814 FAX: (704) 372-1252  
 NC ENGINEERING LIC # D-1148

### SITE / LANDSCAPE

C-2.0 OF 6