



GENERAL DEVELOPMENT NOTES

1. THE ALLOWABLE USES FOR THE SITE(S) SHALL BE ALL THOSE USES PERMITTED BY RIGHT IN I-1 DISTRICTS, AS LISTED AND DESCRIBED IN SECTION 9.1102 OF THE CITY OF CHARLOTTE ZONING ORDINANCE EFFECTIVE JANUARY 1, 1992 ("THE ZONING ORDINANCE").
2. BUFFERS AND SCREENING FOR THE SITE SHALL CONFORM TO THE BUFFERS AND SCREENING REQUIREMENTS OF SECTION 12.301, ET. SEQ., OF THE ZONING ORDINANCE, EXCEPT AS NOTED.
3. THIS SITE PLAN IS INTENDED TO DEPICT THE GENERAL LOCATIONS OF ALL SUB-DIVIDED AREAS, FINAL BUILDING FOOTPRINTS, PARKING LAYOUT, LANDSCAPING, AND PRECISE ENTRANCE/EXIT DETAILS ARE SUBJECT TO ADJUSTMENT UPON FINALIZATION OF ENGINEERING PLANS. ALL INDIVIDUAL, SUB-DIVIDED PARCELS WILL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF PART II, INDUSTRIAL ZONING DISTRICT REQUIREMENTS (SEE NOTE 1), AS EACH SUBDIVIDED PARCEL IS DEVELOPED, A RECORD MAP WILL BE SUBMITTED FOR APPROVAL AND RECORDING WITH THE CITY OF CHARLOTTE.
4. ACCESSORY FEATURES AND STRUCTURES NORMALLY ASSOCIATED WITH THE ALLOWED USES SHALL BE PERMITTED IN ACCORDANCE WITH THE ZONING ORDINANCE, SECTION 12.401, ET. SEQ.
5. ALL SIGNAGE SHALL BE DEVELOPED IN ACCORDANCE WITH THE SIGN REGULATIONS (CHAPTER 13) OF THE ZONING ORDINANCE.
6. INDIVIDUAL, SUBDIVIDED SITES WILL PROVIDE FOR ON-SITE STORMWATER DETENTION. THE STORMWATER DETENTION AREAS ON INDIVIDUAL SITES SHALL BE IN CONFORMANCE WITH A DRAINAGE PLAN TO BE SUBMITTED BY THE SITE DEVELOPER PURSUANT TO SECTION 12.601, ET. SEQ., OF THE ZONING ORDINANCE. A SMALL DRAINAGE BASIN WILL BE DEVELOPED AT THE SOUTH END OF THE SITE IF REQUIRED FOR THE ROADWAY DEVELOPMENT.
7. PARKING AND LOADING, DRIVEWAYS, AND INGRESS AND EGRESS WILL BE PROVIDED TO THE SITE IN A MANNER THAT IS CONSISTENT WITH SECTION 12.201, ET. SEQ., OF THE ZONING ORDINANCE AND THE CHARLOTTE TREE ORDINANCE.
8. IMPROVEMENTS WITHIN THE MT. HOLLY ROAD R/W WILL BE AS DETERMINED BY THE CITY OF CHARLOTTE DOT (CDDT). THE DEVELOPER IS TO PROVIDE CURB AND GUTTER ALONG WITH SIDEWALK ALONG OLD MT. HOLLY ROAD. THE CITY OF CHARLOTTE TO PROVIDE ADDITIONAL PAVING FOR OLD MT. HOLLY ROAD PER CDDT.
9. FINAL ENGINEERING PLANS DEPICTING ALL ROADWAY AND UTILITY IMPROVEMENTS FOR THIS SCHEMATIC PLAN WILL BE SUBMITTED TO THE CITY OF CHARLOTTE FOLLOWING APPROVAL OF THESE SCHEMATIC PLANS.
10. PHASING OF INDIVIDUAL LOTS, BUILDINGS, AND DRIVEWAYS, IS ANTICIPATED BY THE DEVELOPER, IN A SEQUENCE TO BE ESTABLISHED BY THE DEVELOPER. DRIVEWAYS TO THE NEARBY NEW PROPOSED STREET WILL BE CONNECTED BY APPLICATION AND APPROVAL PER THE CITY OF CHARLOTTE (CDDT).
11. THE DEVELOPER IS AWARE OF THE DESIRE OF THE CITY OF CHARLOTTE TO DIVERT HEAVY TRUCK TRAFFIC OFF OF MELINDA ROAD. BECAUSE OF THE 100' BUFFER ON THE WESTERN SIDE OF THE PROPERTY (MELINDA ROAD) AND THE PROPOSED INSTALLATION OF A NEW ACCESS STREET, THE DEVELOPER INTENDS TO USE THE NEW STREET FOR ACCESS TO NEWLY DEVELOPED SUBDIVIDED SITES. NO DIRECT VEHICULAR ACCESS TO OLD MT. HOLLY ROAD IS TO BE PROVIDED OTHER THAN THOSE SHOWN ON THE PLAN.

DEVELOPMENT DATA

SITE AREA	36 ACRES
EXISTING ZONING	I-1 (CD)
PROPOSED LAND USE	SEE NOTE 1
PROPOSED BUILDING AREA	12,000 S.F. PLANNED (12,000 S.F. FUTURE)
CAROLINA TANK SERVICE	442,000 S.F.
DMHR PROPERTIES, LLC	466,000 S.F. (TOTAL)

LEGEND

PROPERTY LINE	---
BUFFER LINE	---
NEW RIGHT-OF-WAY	---
EXISTING CONTOUR	---

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: June 17, 1999
BY: MARTIN R. CRAMTON, JR.

REV	DESCRIPTION	BY	DATE	APPROVAL
B	ISSUED FOR CMPC/STREET APPROVAL	HWK	6/7/99	<i>RW Broels</i>
A	ISSUED FOR CMPC APPROVAL	JED	5/10/99	<i>RW Broels</i>
THIS DRAWING IS THE PROPERTY OF PENTA, INC. THE INFORMATION CONTAINED HEREON MAY NOT BE USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE OWNER.				
SCALE: 1"=100' DESIGNED BY: RW BROELS 3/24/99 DRAWN BY: JE DEATON 3/25/99 CHECKED BY: RW BROELS 5/10/99		PREPARED BY: PENTA, INC. PENTA ENGINEERING, P.A. OMHR PROPERTIES, LLC CHARLOTTE, NC SCHEMATIC DEVELOPMENT PLAN (PER CMPC PETITION #91-15 & #91-24)		
APPROVAL:	PROJECT NO: 21864	DRAWING NO:	REV. NO:	
CAD FILE NUMBER: 864C001D	CLIENT NO:	D-21864-C-001		B

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: June 17, 1999

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 96-15 and 96-24 by V.C. Stone, Trustee a portion of tax parcel 057-059-13.

Attached is a revised conditional plan for the above mentioned project to reflect the location of a public road and changes to the buffers. Since these changes are minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.