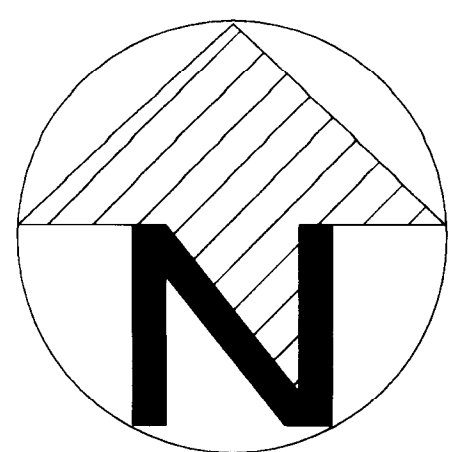


PLANT MATERIALS LEGEND

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 burfordiana	2 1/2" Tall	26
	Burford holly Ilex cornuta burfordi	2 1/2" Tall	162



I-1
manufacturing
use

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 Acreage: 4.25 +/- acres
 Maximum Building Square Footage: 2,000 SQFT

**APPROVED BY
CITY COUNCIL**
 JAN 22 2008

- 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.
- 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.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is a truck terminal with associated office space and accessory functions.
- Storm water detention facilities shall not be located within any required setback or yard.
- All parking lot lighting fixtures shall be fully capped or shielded. Wall pack type lighting shall be prohibited.
- As indicated on the plan, vehicular driveway access to the site shall be limited to Aqua Chem Drive.
- The maximum height of parking lot lighting fixtures shall be 30 feet.
- The petitioner shall tie into the existing storm water system(s). The petitioner shall have the receiving system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. 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 management 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 2007 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 Practices 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 drawdown 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 additional 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 storm.

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

- Petitioner shall install a row of evergreen screening/Shrubbery on the outside of the security fencing along the site's frontages adjacent to Aqua Chem Drive and old Mount Holly Road.

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

**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 / Code Design
 PO BOX 2764, GASTONIA, NC 28053
 704-349-3330
 drumarp@hotmail.com

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

**REZONING
SITE PLAN**
For Public Hearing
 2007-148