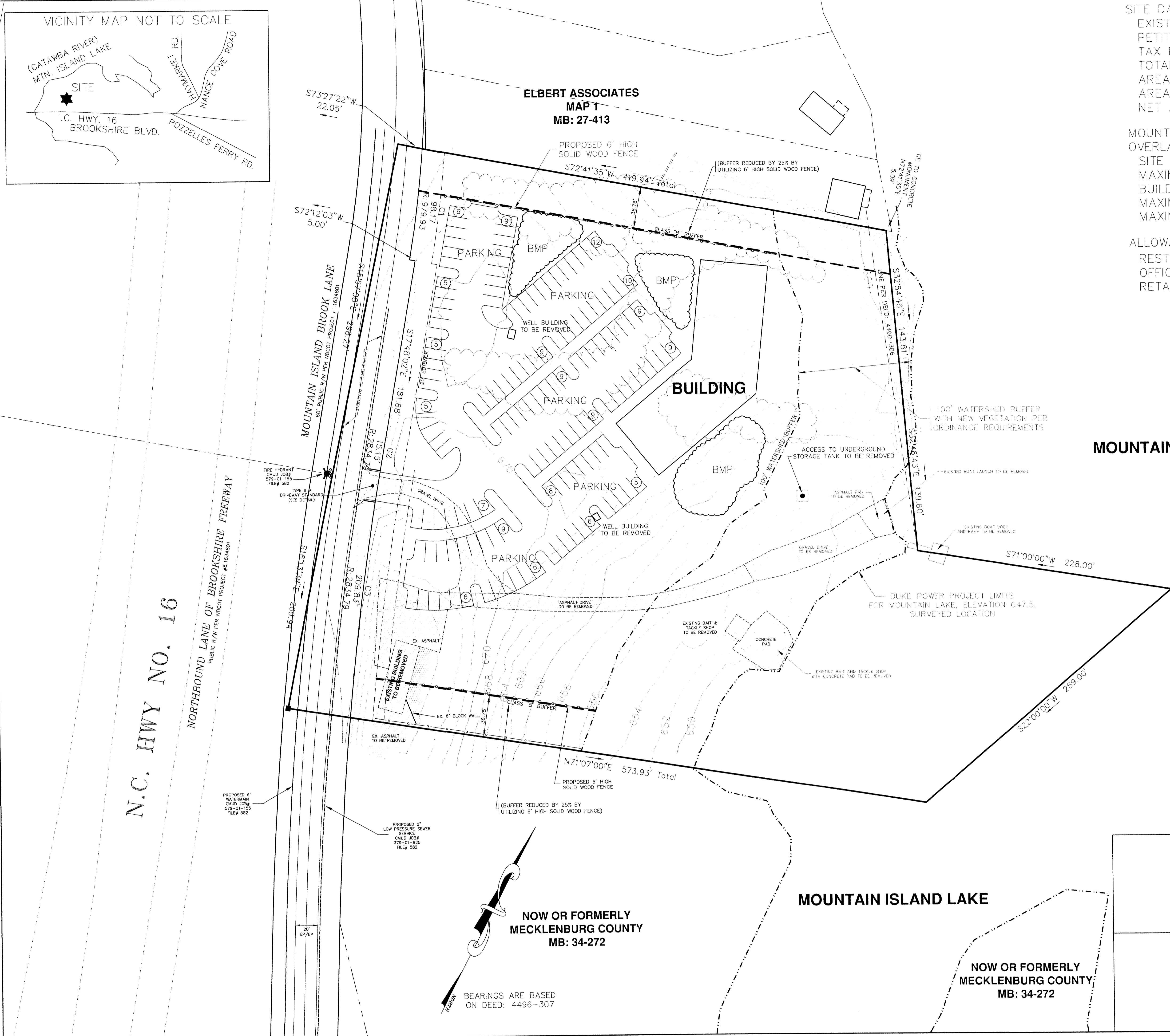


**SITE DATA**  
 EXISTING ZONING RR (CONDITIONAL MARINA)  
 PETITION #72-2(c)  
 TAX PARCEL #023-151-03.04  
 TOTAL SITE AREA - 6.44 AC.  
 AREA IN MT ISLE LAKE - 1.24 AC.  
 AREA IN EXIST RW - 0.46 AC.  
 NET AREA - 4.73 AC.

**MOUNTAIN ISLAND LAKE WATERSHED OVERLAY CRITICAL AREA**  
 SITE AREA - 206,146 SF (4.73 AC.)  
 MAXIMUM IMPERVIOUS AREA (30%) - 61,843 SF  
 BUILDING FOOTPRINT - 11,000 SF MAX.  
 MAXIMUM BUILDING HEIGHT - 2 STORIES  
 MAXIMUM BUILDING SIZE - 22,000 SF

**ALLOWABLE USES:**  
 RESTAURANT  
 OFFICE  
 RETAIL



- 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. The proposal is intended to enable the development of office/retail/restaurant uses.
- All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, landscaping, watershed requirements, etc.
- The proposed development shall consist of one (1) building, a maximum of 22,000 square feet and two (2) stories in height.
- As shown on this site plan, required buffers shall be established. Buffers shall conform to the provisions of the zoning ordinance.
- Dumpster areas shall be enclosed on all four sides by a solid fence or wall with one side being a hinged gate.
- Vehicle access points shall be limited to those shown on the site plan. The exact location may vary slightly from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- Maximum building height shall be limited to two (2) stories.
- No out parcels shall be permitted.
- Various existing site elements will be removed from the site as indicated.
- The retail/restaurant uses shall be restricted to the first floor only.
- The restaurant(s) shall be restricted to a total maximum square footage of 8,000 sq.ft.
- The overall site intensity/development shall be governed by the 30% impervious cover limitation. The building size, uses and parking ratios will be coordinated to comply with all applicable standards to fit within the 30% coverage restrictions.

**REZONING PETITION # 72-2 (c)**

ATTACHED TO ADMINISTRATIVE APPROVAL	
DATED: <i>October 20, 2003</i>	
BY: MARTIN R. CRAMTON, JR.	
NO.	REVISION
SHEET TITLE	
CONDITIONAL SITE PLAN	
PROJECT	BASCOM'S LANDING @ MOUNTAIN ISLAND LAKE PAW CREEK TOWNSHIP, MECKLENBURG COUNTY, NC FOR: B.V. BELK PROPERTIES
DATE	7/15/03
BY	BTG
CHECKED BY	MAH
DATE	144-23D
1 of 1	

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
**INTER - OFFICE COMMUNICATION**

**DATE:** October 20, 2003  
**TO:** Robert Brandon  
 Zoning Administrator  
**FROM:** *TEM*  
 Martin R. Cramton, Jr.  
 Planning Director  
**SUBJECT:** Administrative Approval for Petition No. 72-2(C) by Forrest E. Todd and Cecil W. Todd.

Attached is a revised plan for the above rezoning petition. The plan has been revised to limit the uses and impervious cover. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.