

Development Data

Existing Zoning R-9 MF
 Proposed Zoning B-D (CD)
 Total Acreage 6.54 AC

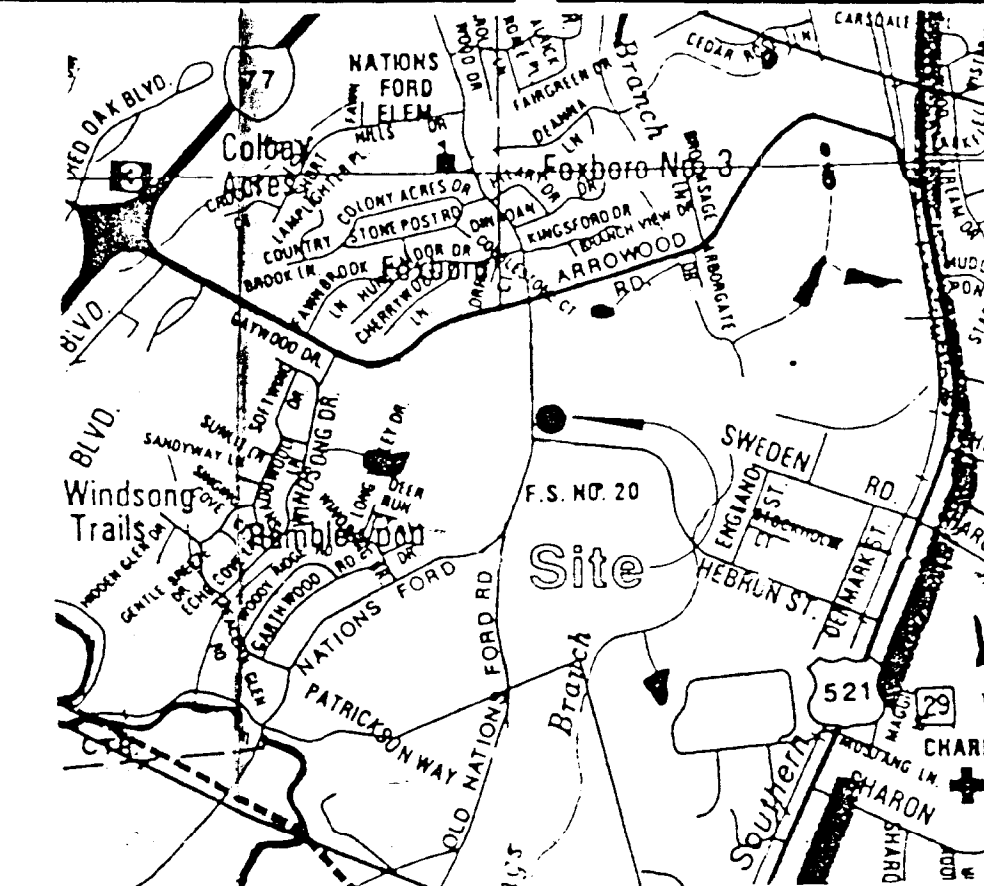
5' ADDITIONAL R.O.W. ALONG NATIONS FORD ROAD TO BE DEDICATED TO CITY OF CHARLOTTE D.O.T. FOR FUTURE ROAD WIDENING PURPOSES.

SCREENING TO BE PROVIDED AS REQUIRED BY CITY OF CHARLOTTE ORDINANCE (WHEN POSSIBLE, EXISTING VEGETATION WILL BE PRESERVED)

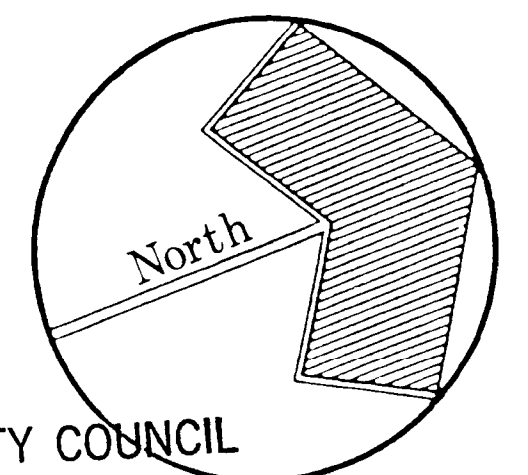
Adjoining Property Owners

- 205-153-04
ARROWOOD SIX GENERAL PARTNERSHIP OF S.C.
7707 PARK ROAD
CHARLOTTE, N.C. 28210
- 203-41-06
CITY OF CHARLOTTE
600 E. TRADE STREET
CHARLOTTE, N.C. 28202
- 203-41-07
RUFUS G. PELTIS
1000 BOBBY LANE
CHARLOTTE, N.C. 28212
- 203-041-05
SHORE INVESTMENTS & BENNY HOYLE
2903 REALTY COURT
GASTONIA, N.C. 28054
- 205-171-10
CLARENCE C. DEES
3609 TUCKASEEGEE RD.
CHARLOTTE, N.C. 28208
- 205-151-11
CARMEL FINANCIAL GROUP
6401 CARMEL ROAD
CHARLOTTE, N.C. 28216
- 205-151-06
RUTH P. MURCHISON
9437 NATIONS FORD RD.
CHARLOTTE, N.C. 28210

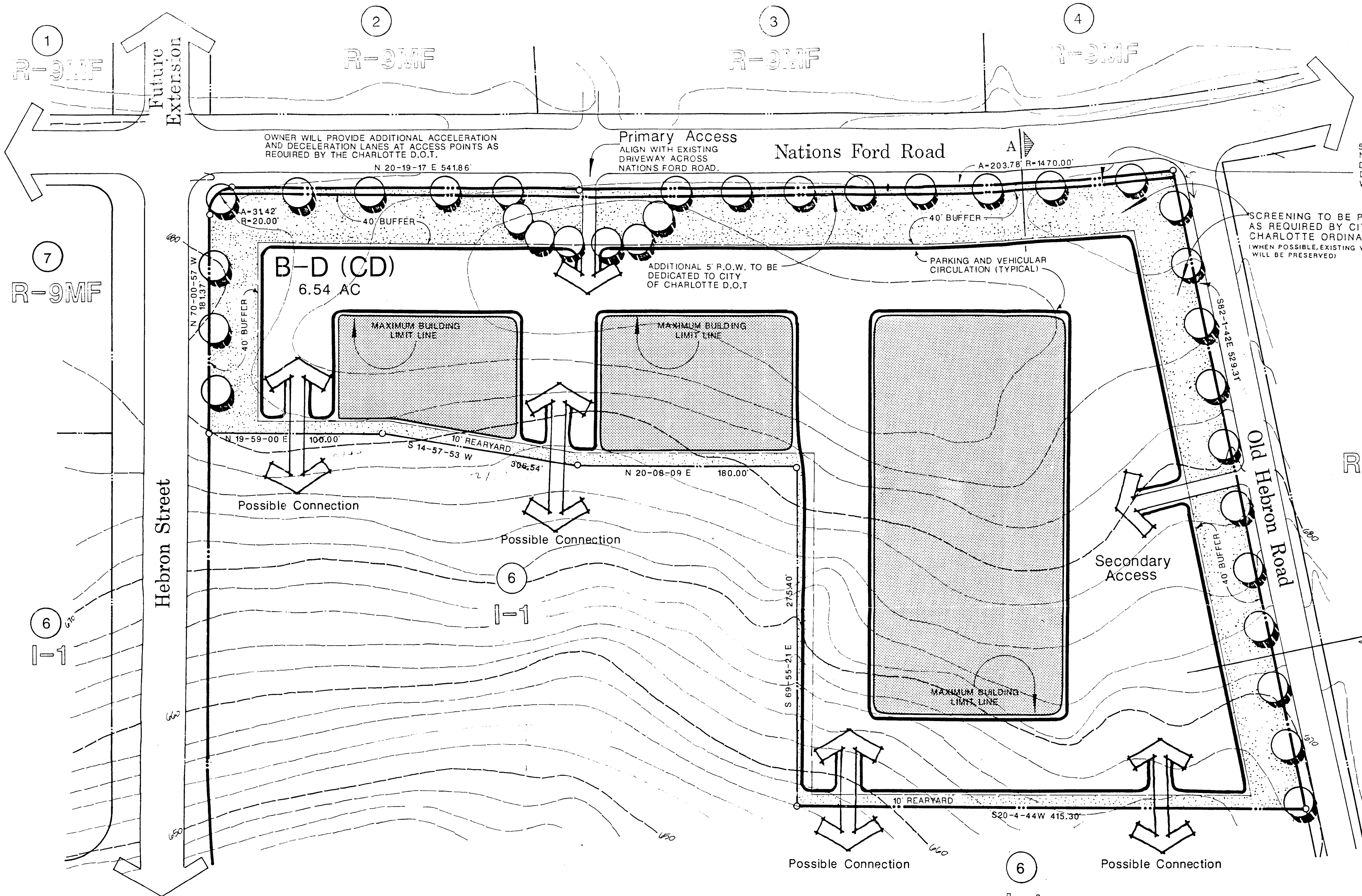
Location Map



RECEIVED
 OCT 7 1988
 MECKLENBURG COUNTY
 REG. STR. DEPT.



APPROVED BY CITY COUNCIL
 DATE 6/20/88



General Notes

- BOUNDARY INFORMATION TAKEN FROM SURVEY BY DAVID H. LUCAS, C.E., DATED JANUARY 17, 1986.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF CHARLOTTE TOPOGRAPHIC MAPS.
- ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE B-D (CD) DISTRICT SPECIFICATIONS WILL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THIS SITE.
- MAXIMUM BUILDING LIMIT LINES INDICATE MAXIMUM AREA FOR STRUCTURES. VEHICULAR CIRCULATION AND PARKING MAY EXTEND INTO MAXIMUM BUILDING LIMIT LINE, BUT STRUCTURES CANNOT EXTEND BEYOND BOUNDARY SHOWN. MODIFICATIONS TO THE VEHICULAR CIRCULATION AND MAXIMUM BUILDING LIMIT LINES MAY BE APPROVED ADMINISTRATIVELY BY THE PLANNING COMMISSION STAFF IF CONSISTENT WITH PLAN INTENT, AND PERIMETER RELATIONSHIPS AS SHOWN, ARE MAINTAINED.
- PARKING PROVIDED WILL COMPLY WITH CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.
- LANDSCAPE AREAS AND ISLANDS WILL NOT BE LESS THAN 10% OF THE PARKING AREA.
- BUFFERING AND/OR SCREENING WILL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- VEHICULAR ACCESS POINTS INTO THE SITE WILL BE LIMITED TO THOSE SHOWN ON THIS REZONING PLAN. THE CONFIGURATIONS OF DRIVEWAYS AND ACCESS POINTS ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND ARE FURTHER SUBJECT TO APPROVAL BY THE CHARLOTTE DEPT. OF TRANSPORTATION.
- MAXIMUM BUILDING AREA WILL BE 65,000 SF.
- MAXIMUM BUILDING HEIGHT WILL BE TWO (2) STORIES. (BUILDING HEIGHT CANNOT EXCEED 40' WITHIN 100' OF ANY RESIDENTIAL DISTRICT).
- ALL SIGNAGE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS, EXCEPT THAT NO OUTDOOR BILLBOARDS MAY BE PLACED ON THE SITE.
- SITE DEVELOPMENT WILL COMPLY WITH THE CITY OF CHARLOTTE STORM WATER DETENTION ORDINANCE.
- PERMITTED PROPERTY USES:
 PROPERTY MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A B-D ZONING DISTRICT.

