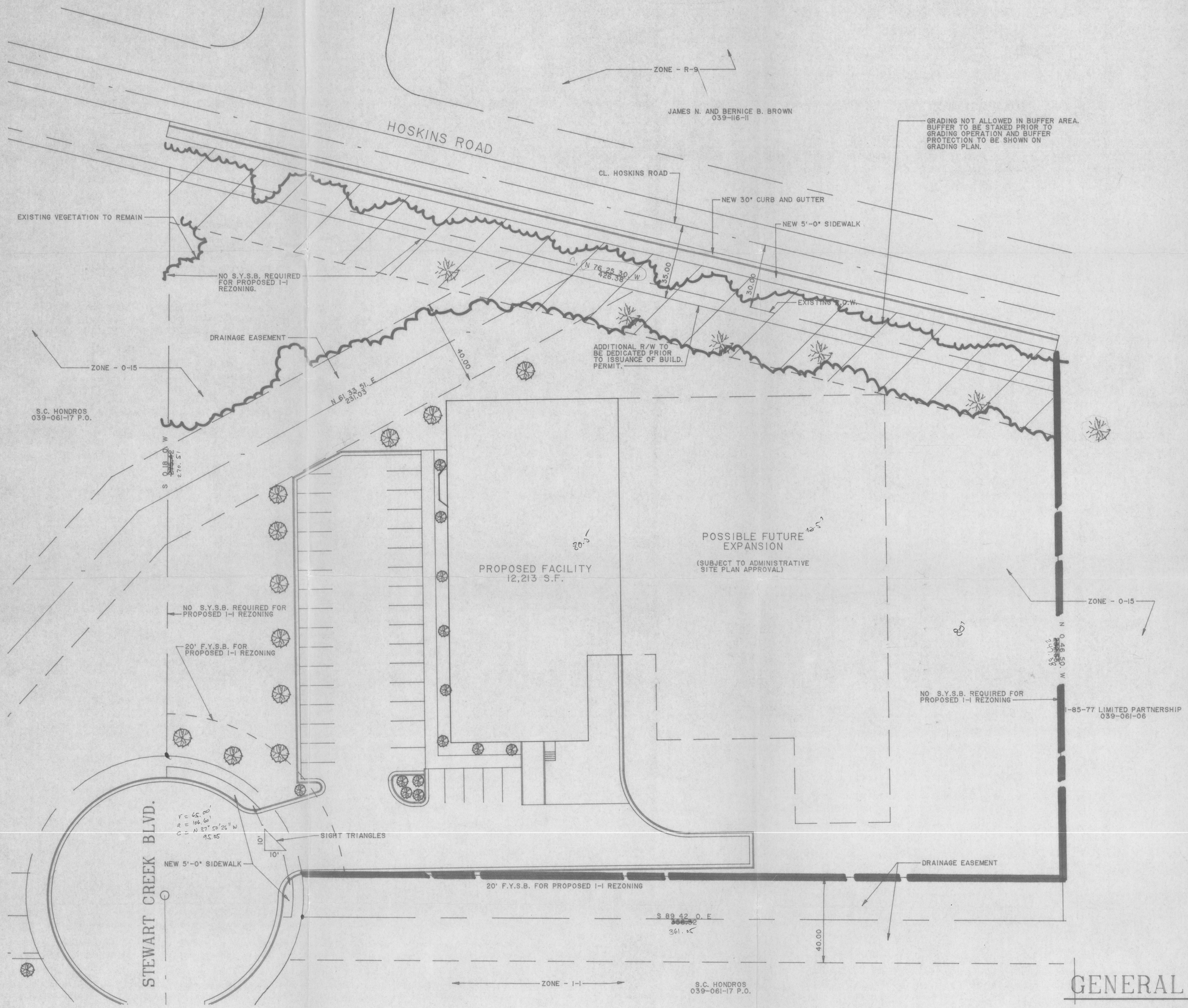


REZONING PLAN

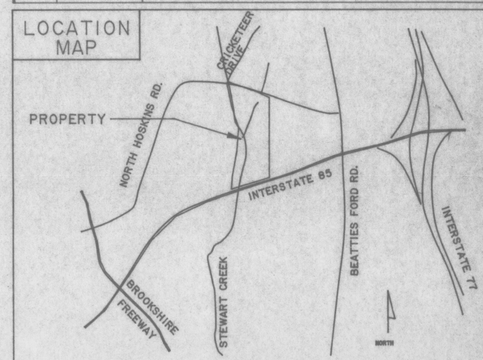
SCALE : 1" = 20'-0"

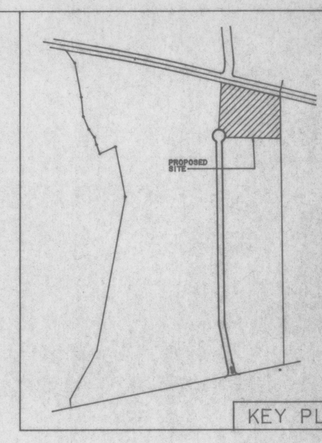
N

REVISIONS

NO.	DATE	DESCRIPTION

LOCATION MAP





KEY PLAN

SITE DATA

SITE SIZE: 2.79 ACRES
EXISTING ZONING: O-15
PROPOSED ZONING: I-1(CD)
PROPOSED PERMITTED USAGE NOT TO BE USED:
1. AUTOMOBILE REPAIR GARAGE INCLUDING ENGINE OVERHAUL, BODY AND PAINT JOB AND SIMILAR OPERATIONS.
2. FUEL OIL DISTRIBUTION
3. MOTORCYCLE RETAIL SALES AND REPAIR
4. TIRE RECAPPING AND RETREADING
5. TRUCKS, TRACTOR AND TRAILER UNITS, RETAIL AND WHOLESALES SALES.
6. DEMOLITION LANDFILL
7. REGIONAL FUEL STORAGE FACILITIES
8. HAZARDOUS MATERIAL STORAGE (AS A PRINCIPAL USE)

PROPOSED PHASE I MAXIMUM BUILDING AREA 12,213S.F.
PROPOSED MANUFACTURING AREA: 9,213 S.F.
PROPOSED OFFICE AREA: 3,000 S.F.
PROPOSED PARKING: 37 SPACES
REQUIRED PARKING: 30 SPACES
PROPOSED PHASE 2 (NOT TO CONSIST OF MORE THAN 21,000 S.F.) SHALL BE SUBJECT TO PLANNING STAFF SITE PLAN REVIEW AND APPROVAL, AND EXPANSION SHALL RETAIN THE DESIGN COMMITMENT REFLECTED IN THE ATTACHED ILLUSTRATIVE BUILDING ELEVATION.

TREE ORDINANCE

PERIMETER PLANTING STRIP, 8'-0" WIDTH, WITH EITHER SMALL MATURING TREES, MIN. 2" CALIPER AND 8'-0" HEIGHT, SPACED 30'-0" O.C. OR LARGE MATURING TREES, MIN. 2" CALIPER AND 8'-0" HEIGHT, SPACED 40'-0" O.C.

INTERNAL PLANTING REQUIRED:
ONE TREE/ 10,000 S.F. OF IMPERVIOUS AREA. NO PARKING SPACE TO BE FURTHER THAN 60' FROM A TREE.

NOTE: AT NO POINT WILL ANY IMPERVIOUS AREA HAVE LESS THAN 10% LANDSCAPING. SCREENING (MIN. 3'-0" HIGH SHRUB.) IS REQUIRED AT HOSKINS ROAD AREA.

APPROVED BY CITY COUNCIL
DATE June 18, 1990
90-27
S.C. Hondros

GENERAL NOTES

THE AREA INDICATED ON THE SITE PLAN AS EXISTING VEGETATION CONSISTS OF A COMBINATION OF TREES AND UNDERGROWTH. THIS AREA SHALL REMAIN UNDISTURBED EXCEPT FOR NECESSARY SELECTIVE CLEANING. IN ADDITION PHOTINIA OR OTHER SCREEN PLANTING SHALL BE USED TO SUPPLEMENT THIS BARRIER AREA.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THIS AREA ON A REGULAR BASIS TO INSURE IT RETAINING A QUALITY VIEW RELATIONSHIP TO THE NEARBY RESIDENTIAL AREAS.

THIS SITE PLAN REFLECTS A DEFINATIVE COMMITMENT TO THE USE OF THE PROPERTY, HOWEVER MINOR ADJUSTMENTS MAY BE MADE TO ACCOMMODATE FINAL DESIGN OR SITE COMMITMENT. THERE IS ATTACHED TO AND MADE PART OF THIS COMMITMENT AN ILLUSTRATIVE BUILDING DESIGN. THIS INDICATES THE GENERAL BUILDING CONCEPT WHICH SHALL BE ADHERED TO. WITH ONLY MINOR CHANGES TO BUILDING DETAILS.

ISSUED BY:	DATE ISSUED:	ISSUED:
		Approved by Administrative Approval Date 4/12/90

HARRIS ELECTRONICS CORP.
STEWART CREEK BUS. PARK
CHARLOTTE, N.C.

S.C. HONDROS & ASSOCIATES, INC.
ENGINEERS & CONTRACTORS
P.O. BOX 220456
CHARLOTTE, N.C. 28222 PH 377-4614

DRN BY:	CHK BY:	SCALE:	DATE	
SCH		1" = 20'-0"	3-26-90	S-1 OF 01

REZONING PLAN