

VICINITY MAP

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EXISTING R-6MF
B. W. Collier Investment Associates
2131 Robinson Drive
Charlotte, NC 28207

PARKING REQUIREMENTS:

- 400 S.F. OF SALES AREA ON GROUND FLOOR = 400 S.F. - 200 = 200 SPACES REQUIRED
- 22 TOTAL EMPLOYEES - 2 = 20 SPACES REQUIRED

THUS: 13 TOTAL PARKING SPACES REQUIRED
19 TOTAL SPACES SHOWN

CITY OF CHARLOTTE TREE ORDINANCES REQUIREMENTS

PERIMETER PLANTING REQUIREMENTS:

221 LINEAR FEET OF PROPERTY FRONTAGE ABUTTING REECE ROAD.

LARGE MATURING TREES ARE SPECIFIED:

2 TREES FOR FIRST 40 LINEAR FEET = 2 TREES
1 TREE/40 FEET THEREAFTER (180 LF) = 5 TREES

THUS = 7 TOTAL TREES
LESS = 0 EXISTING TREES
7 TOTAL

- CONDITIONAL NOTES**
- AN 8 FOOT PLANTING STRIP WILL BE ESTABLISHED ALONG BOTH PARK ROAD AND REECE ROAD. THIS STRIP SHALL BE IMPROVED WITH A COMBINATION OF STREET TREES AND EVERGREEN SHRUBS. AS A MINIMUM, THE LANDSCAPE IMPROVEMENTS WILL MEET THE CITY OF CHARLOTTE TREE ORDINANCE AND ZONING ORDINANCE REQUIREMENTS FOR SCREENING. THE TREES PROPOSED ALONG PARK ROAD WILL BE OF A SMALL MATURING VARIETY DUE TO THE EXISTING OVERHEAD POWER LINES. LARGE MATURING STREET TREES ARE PROPOSED ALONG REECE ROAD AND EVERY PARKING SPACE SHALL BE WITHIN 60' OF A TREE.
 - ONE EXISTING DRIVEWAY ON REECE ROAD SHALL BE CLOSED TO PROVIDE ADDITIONAL TRAFFIC CONTROL AND TO CREATE A MORE UNIFIED LANDSCAPE AREA.
 - A 5 FOOT LANDSCAPE STRIP IS PROPOSED ALONG THE REAR PROPERTY LINE, ADJACENT TO AN EXISTING UTILITY SWITCHING STATION. THIS STRIP SHALL BE IMPROVED WITH A COMBINATION OF TREES AND EVERGREEN SHRUBS IN ACCORDANCE WITH THE ZONING ORDINANCE SCREENING REQUIREMENTS.
 - PARK ROAD HAS AN EXISTING R.O.W. OF 48 FEET FROM CENTERLINE TO THE ADJACENT SUBJECT PROPERTY. THE PROPERTY OWNER SHALL DEDICATE 2 ADDITIONAL FEET OF R.O.W. (FOR A TOTAL OF 50 FEET FROM THE CENTERLINE) PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE PROPOSED ADDITION.
 - SHOULD THIS PROPERTY CEASE TO BE OCCUPIED AS A DRY CLEANING ESTABLISHMENT, THE PROPERTY OWNER SHALL INITIATE A REZONING REQUEST TO RETURN THE ZONING CLASSIFICATION TO THE B-1 DISTRICT.
 - PARKING SHALL BE IN ACCORDANCE WITH SECTION 2000. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - THE BOUNDARY SURVEY INFORMATION WAS TAKEN FROM A CERTIFIED PLAT FOR FRANK J. GEDDINGS AND WIFE DEIL BY R. B. PHARR AND ASSOCIATES, NCRLS # L749 AND DATED NOVEMBER 26, 1982.
 - TOPOGRAPHIC INFORMATION WAS TAKEN FROM CITY AERIAL TOPOGRAPHIC MAP NO. 54.

SERVICE ROAD TO PARK ROAD SHOPPING CENTER

EXISTING B-1
175-181-05A Park Road Shopping Center, Inc.
P. O. Box 11795
Charlotte, NC 28220

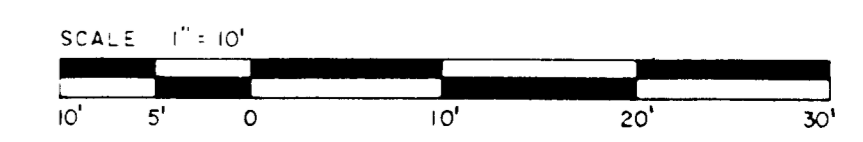
175-181-05B Exxon Corporation By Merger
c/o Park Road Shopping Center
P. O. Box 53
Houston, TX 77001

9. THE SIDEWALK LOCATION SHOWN REPRESENTS A VARIANCE FROM NORMAL REQUIREMENTS. IN CONSIDERATION OF THE NEED TO PRESERVE SPACE FOR LANDSCAPING, CITY COUNCIL NOTED THIS SIDEWALK LOCATION IN ITS APPROVAL OF THIS SITE PLAN.

SITE DATA

EXISTING ZONING B-1
PROPOSED ZONING B-2(CD)
.354 ACRES
BUILDING AREA: 5,200 S.F. EXISTING
800 S.F. ADDITIONAL
6,000 S.F. TOTAL
PROPOSED USE: DRY CLEANING ESTABLISHMENT

90-69
Frank Geddings
APPROVE CITY COUNCIL
DATE October 15, 1990



REVISOR FOR PUBLIC HEARING

C.D. REZONING FOR COACHMAN CLEANERS

REZONING SITE PLAN

GIFFORD NIELSON ASSOCIATES Incorporated
Surveying • Landscape Architecture • Engineering
428 East Fourth Street, Suite 408
Charlotte, NC 28202 (704) 373-1907

PROJECT	28626
DATE	6/27/90
DESIGN	TLH
DRAWN	JAF
CHECK	
REVISIONS	01/27/90 REVISION 02/20/90 PER PUBLIC HEARING COMMENTS 09/05/90 SIDEWALK ADDED
SHEET	1 OF 1