

SITE DATA

EXISTING ZONING: R-3

PROPOSED ZONING: I-1 (CD)

TOTAL ACRES: 4.6 AC

PROPOSED USES: ALL THOSE USES ALLOWED IN THE I-1 ZONING DISTRICT EXCEPT AS FOLLOWS UNDER SECTION 9.1102:

- 4) Amusement, commercial outdoors, limited to per 3 golf courses, golf driving ranges and archery ranges
- 10) Automobile sales
- 11) Automobile service stations
- 14) Boat and ship sales and repair
- 16) Building material sales, retail and wholesale
- 17) Bus and train terminals
- 18) Car washes
- 31) Fence and fence materials, retail and wholesale
- 50) Manufactured housing repair
- 70) Restaurants, drive-in service
- 79) Tire recapping and retreading

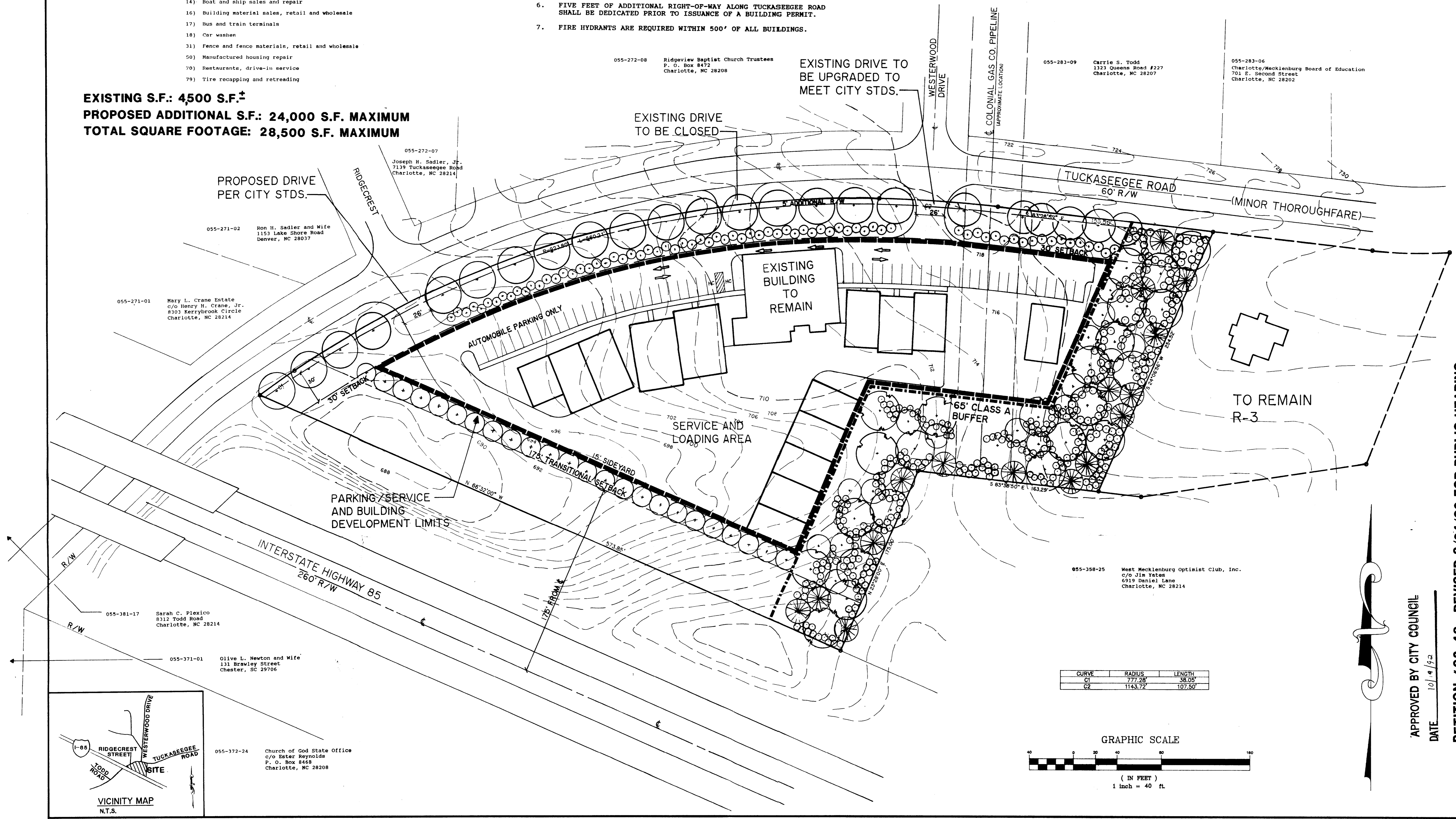
EXISTING S.F.: 4,500 S.F.±

PROPOSED ADDITIONAL S.F.: 24,000 S.F. MAXIMUM

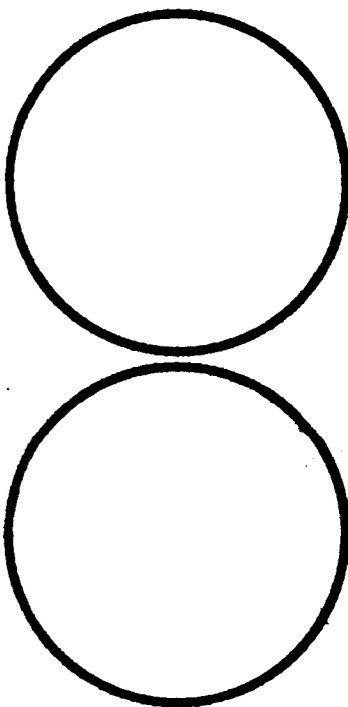
TOTAL SQUARE FOOTAGE: 28,500 S.F. MAXIMUM

GENERAL NOTES:

1. WHILE THIS PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, CHANGES TO BUILDING AND PARKING ARRANGEMENT MAY OCCUR WITHIN THE BUILDING DEVELOPMENT LIMITS. HOWEVER, THE CONCEPT OF PROVIDING ONLY AUTOMOBILE PARKING IN FRONT OF THE BUILDINGS ALONG TUCKASEEGEE ROAD SHALL BE MAINTAINED.
2. THE BUFFER AREA AND SCREENING AROUND PARKING AND SERVICE AREAS SHALL CONFORM TO THE ZONING ORDINANCE REQUIREMENTS. OTHER LANDSCAPING AND STREET TREE TREATMENT SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
3. SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS.
4. STORM WATER DETENTION SHALL BE PROVIDED TO MEET OR EXCEED ORDINANCE REQUIREMENTS AND WILL NOT BE PLACED IN THE REQUIRED SETBACK.
5. PARKING SHALL BE PROVIDED TO MEET USE REQUIREMENTS, AS PROVIDED IN THE ZONING ORDINANCE.
6. FIVE FEET OF ADDITIONAL RIGHT-OF-WAY ALONG TUCKASEEGEE ROAD SHALL BE DEDICATED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. FIRE HYDRANTS ARE REQUIRED WITHIN 500' OF ALL BUILDINGS.
8. BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY KEITH R. HOEN, N.C.R.L.S., DATED JULY 9, 1980 FOR THE W. MECKLENBURG OPTIMIST CLUB, INC.
9. THIS PROJECT PROPOSES 2 GROUND MOUNTED MONUMENT SIGNS LOCATED AT EACH PROPOSED ENTRANCE DRIVE. ALL OTHER BUSINESS IDENTIFICATION SIGNS SHALL BE DISPLAYED DIRECTLY ON THE BUILDINGS.



GNA DESIGN ASSOCIATES, INC.
 428 East Fourth Street
 Suite 408 (704) 375-1907
 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering



C.D. REZONING REQUEST FOR
 PROPERTY OF STEVE & ALMA NEMRAVA
 CONDITIONAL REZONING SITE PLAN

Project No.
30496.00
 Checked by TLH
 Drawn by SH/TLH
 Date Drawn 5/27/92
 Revisions
 8/24/92 PER STAFF COMMENTS
 Sheet
 1 of 1

APPROVED BY CITY COUNCIL
 DATE 10/19/92
 PETITION #92-48 REVISED 8/24/92 FOR PUBLIC HEARING

92-48