



Date 7/24/94
 Drawn by GM
 Revisions:
 1- 9/16/94
 2- 10/20/94

REZONING SITE PLAN
PROPERTY OF VICKIE F. FRESH

APPROVED BY CITY COUNCIL *TEM*
 DATE *9/4/95*

SITE DATA

EXISTING ZONING - B-1 (CD)
PROPOSED PLAN MODIFICATION
SITE AREA 2.02 ACRES
7,500 s.f. RESTAURANT
100 PARKING SPACES

GENERAL NOTES

- WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, SLIGHT MODIFICATIONS OF BUILDING, SHAPE, SIZE, AND ASSOCIATED DEVIATIONS IN THE PARKING LOT CONFIGURATION MAY OCCUR AS PART OF THE FINAL SITE DESIGN. IN NO EVENT SHALL THE BUILDING BE LOCATED OUTSIDE THE BUILDING DEVELOPMENT AREA.
- PARKING AS A MINIMUM SHALL BE PROVIDED AS REQUIRED BY SECTION 12.202 OF THE ZONING ORDINANCE.
- SIGNAGE SHALL BE PERMITTED AS ALLOWED BY CHAPTER 13 OF THE ZONING ORDINANCE.
- THE PROPOSED TREE PLANTING AND INTERNAL LANDSCAPING WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- BUFFER AREAS: A 35' STREETScape BUFFER IS PROPOSED ADJACENT TO INDEPENDENCE BLVD. (U.S. HIGHWAY 74). THIS BUFFER WILL BE IMPROVED USING EVERGREEN SHRUBS, AND DECIDUOUS STREET TREES. EVERGREEN SHRUBS WILL BE A MINIMUM OF 3 IN HEIGHT AND 3 FEET ON CENTER. THE STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE. REQUIRED 40 FOOT SETBACK.
- A 33 FOOT CLASS "B" BUFFER IS PROPOSED ALONG THE NORTH AND EAST PROPERTY LINES, AND AS A MINIMUM SHALL MEET THE DESIGN REQUIREMENTS OF SECTION 12.302 OF THE ZONING ORDINANCE. THIS 33 FOOT BUFFER INCLUDES THE REQUIRED 20 FOOT REAR YARD AND 10 FOOT SIDE YARD SETBACKS.
- STORM WATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF CHARLOTTE.
- THERE SHALL BE A SINGLE ACCESS DRIVE TO THE RE-ALIGNED TARLTON DRIVE PROVIDING ACCESS FROM BOTH DIRECTIONS. NO ACCESS SHALL BE PROVIDED FROM U.S. 74.
- BOUNDARY SURVEY COMPILED FROM RECORD SOURCES FOR 2.02 ACRE TRACT AS DESCRIBED IN DEED BOOK 2196 AT PAGE 336 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE.
- TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHIC SHEET NO. 122.
- A FIRE HYDRANT SHALL BE LOCATED WITHIN 750 FEET OF THE MOST REMOTE POINT OF THE BUILDING PER APPLICABLE CODE REQUIREMENTS.
- THE DUMPSTER WILL BE SCREENED.
- THE CONSTRUCTION OF THE ACCESSORY STORAGE BUILDING WILL MATCH THE MAIN BUILDING.

ADJOINING PROPERTY OWNERS

① 193-072-13	Uriah W. Plyler and Wife 2216 Tarlton Drive Matthews, NC 28105	④ 193-081-24	Landstar Development Co. 19210 Huebner Road #200 San Antonio, TX 78258
② 193-061-04	THC Capital Associates c/o Avrax, Inc. PO Box 467429 Atlanta, GA 30346	⑤ 193-081-06	Same as No. 4 above
③ 193-081-05	Calibre Crossing Limited Partnership 23 West Park Avenue Merchantville, NJ 08019	⑥ 193-071-18	Pappamihel Properties 1040 Regency Drive Charlotte, NC 28211

A VARIANCE HAS BEEN REQUESTED FROM THE ZONING BOARD OF ADJUSTMENTS TO PERMIT MANEUVERING OF AUTOMOBILES IN THE 20 FT. SETBACK. IF NOT GRANTED THIS SITE PLAN MUST BE ADJUSTED ACCORDINGLY.

