

● Scott Garner Architect PA
178 East Boulevard
Charlotte, North Carolina 28203
704 333 1051

SITE DATA

EXISTING ZONING	R-3
PROPOSED ZONING	B-1 (CD)
TOTAL ACREAGE	.826 AC
(PARCELS 7-9)	

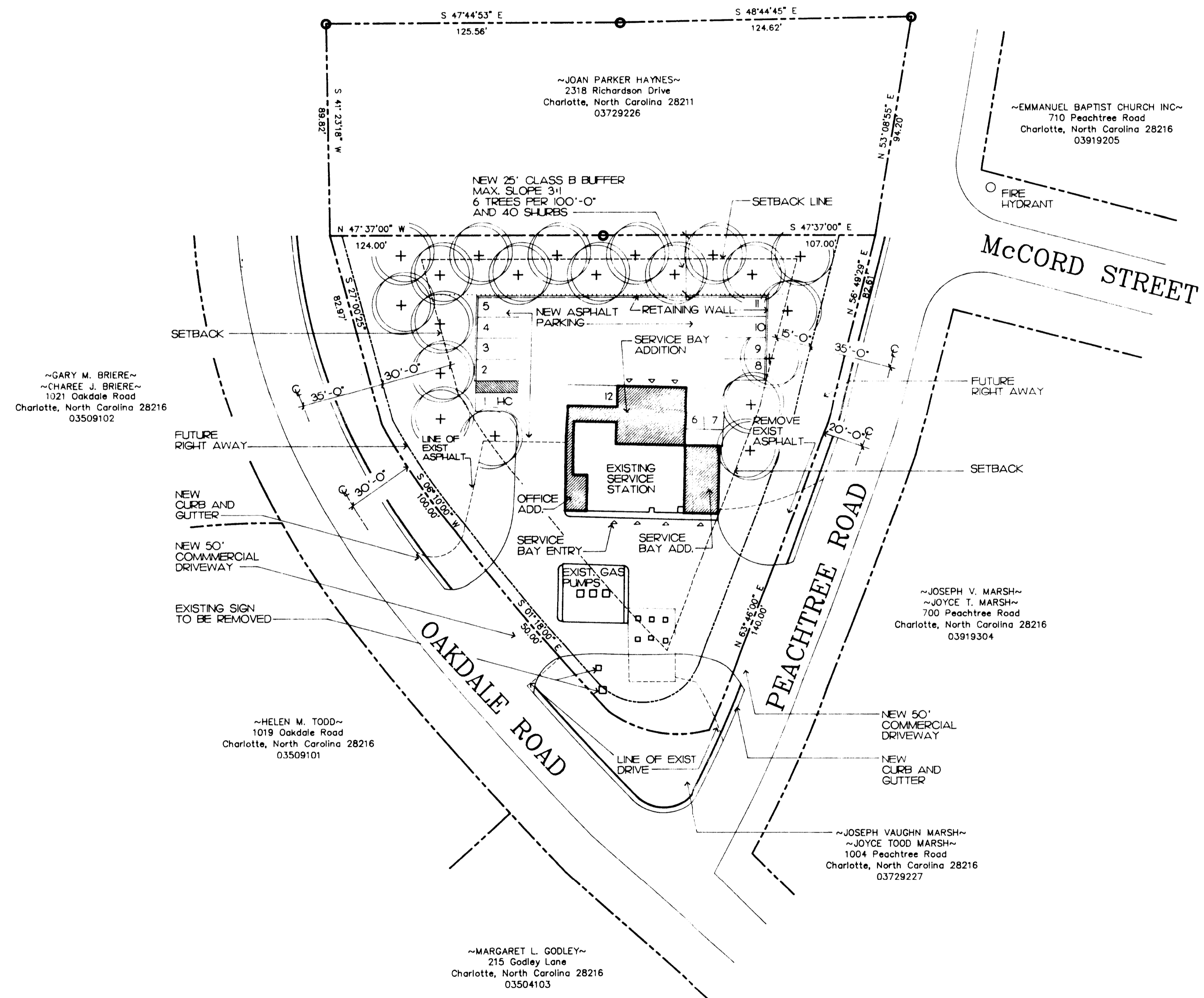
EXISTING SQUARE FOOTAGE	1448 SF
PROPOSED SQUARE FOOTAGE	1516 SF
TOTAL	2964 SF

EXISTING PARKING	0 SPACES
PROPOSED PARKING	12 SPACES
TOTAL PARKING REQUIRED	12 SPACES

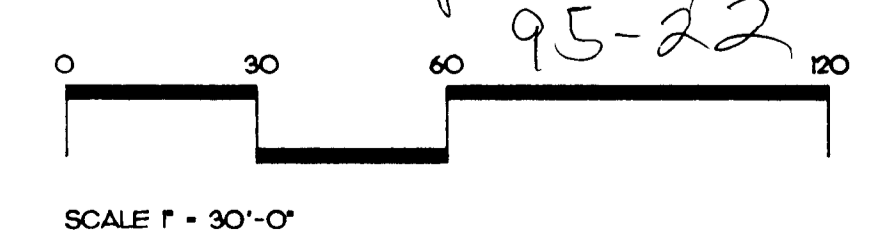
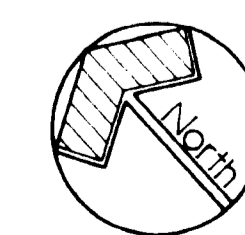
TAX PARCEL NO. O37-292-27

GENERAL NOTES

- WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, SLIGHT MODIFICATIONS TO THE SHAPE, SIZE, AND LAYOUT IN THE PROPOSED PARKING LOT MAY OCCUR AS PART OF THE FINAL SITE DESIGN.
- PARKING SHALL BE PROVIDED AS REQUIRED IN SECTION 12204 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- AS SHOWN ON THIS SITE PLAN THE NEW PLANTING AND LANDSCAPING IS IN COMPLIANCE WITH THE TREE ORDINANCE REQUIREMENTS.
- A 25 FOOT CLASS B BUFFER ASSOCIATED WITH THE NEW PARKING LOT EXPANSION AREA WILL BE IMPROVED WITH LARGE MATURING DECIDUOUS TREES AND SHRUBS PER SECTION 12302.
- BOUNDARY SURVEY TAKEN FROM A BOUNDARY SURVEY PREPARED BY R. DENNIS SMITH L-1482 DATED OCTOBER 1, 1994, AS ALSO DESCRIBED IN DEED BOOK 4034, PAGE 688 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE.
- STORM WATER DETENTION WAS PROVIDED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY ENGINEERING DEPARTMENT. ANY ADDITIONAL DETENTION THAT MAY BE REQUIRED FOR THE NEW PARKING EXPANSION MAY BE ACCOMPLISHED BY A COMBINATION OF SURFACE AND UNDERGROUND STORAGE AND WILL NOT ENCROACH INTO THE YARD AREAS OR BUFFERS.
- NO MECHANICAL EQUIPMENT CAN BE PLACED IN THE REQUIRED SIDE OR REAR YARDS OR IN THE BUFFER AREAS EXCEPT AS SHOWN.
- PARKING TO BE SCREENED IN ACCORDANCE WITH SECTION 12303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ADDITIONAL RIGHT-OF-WAY ALONG OAKDALE AND PEACHTREE ROADS TO BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- NO LIGHTS WILL BE PLACED ON THE OUTSIDE OF THE BUILDING.
- LIGHTS IN THE PARKING AREA WILL NOT EXCEED 10' IN HEIGHT AS MEASURED FROM THE GROUND.
- ALL ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED.
- THERE WILL BE NO OUTSIDE STORAGE OF BUILDING MATERIALS OR PARTS.
- THERE WILL BE NO LONG TERM STORAGE OF CARS, NO OUTDOOR STORAGE OF CARS WAITING TO BE REPAIRED, NO ABANDONED CARS, NO STORAGE OF INOPERABLE CARS, AND NO CARS FOR SALE WILL BE PLACED ON THE LOT. LIMIT THE AREA OF VEHICLES WAITING TO BE REPAIRED.
- ANY BUILDING EXPANSION SHALL BE RESIDENTIAL IN CHARACTER, SCALE AND STYLE. INCORPORATE ITEMS SUCH AS PITCHED ROOFS (OR PARAPETS), RESIDENTIAL STYLE WINDOWS AND DOORS, AND WILL UTILIZE EITHER BRICK OR SIDING AS THE PRIMARY CONSTRUCTION MATERIAL. A SPECIFIC BUILDING ELEVATION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING COMMISSION STAFF PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.



1 SITE PLAN
S1 1" = 30'-0"



APPROVED BY CITY COUNCIL
DATE APR 17, 1995

Project Number 196
Date 22 December 1994
Revisions 20 February 1995

Oakdale AMACO Zoning
Charlotte, North Carolina

Site Plan

S1