

**SITE DATA**

EXISTING ZONING: O-1 AND B-1  
 PROPOSED ZONING: B-1 (CD)  
 PROPOSED USE: CONVENIENCE STORE/GASOLINE SALES/CAR WASH  
 MAXIMUM BUILDING SQUARE FOOTAGE: 3000  
 ACREAGE: .904 ACRES  
 REQUIRED YARD DIMENSIONS:

- 30' SETBACK
- 10' REARYARD
- 10' SHARON AMITY ROAD SIDE YARD
- 20' RIGHT SIDE CLASS "B" BUFFER WITH FENCE

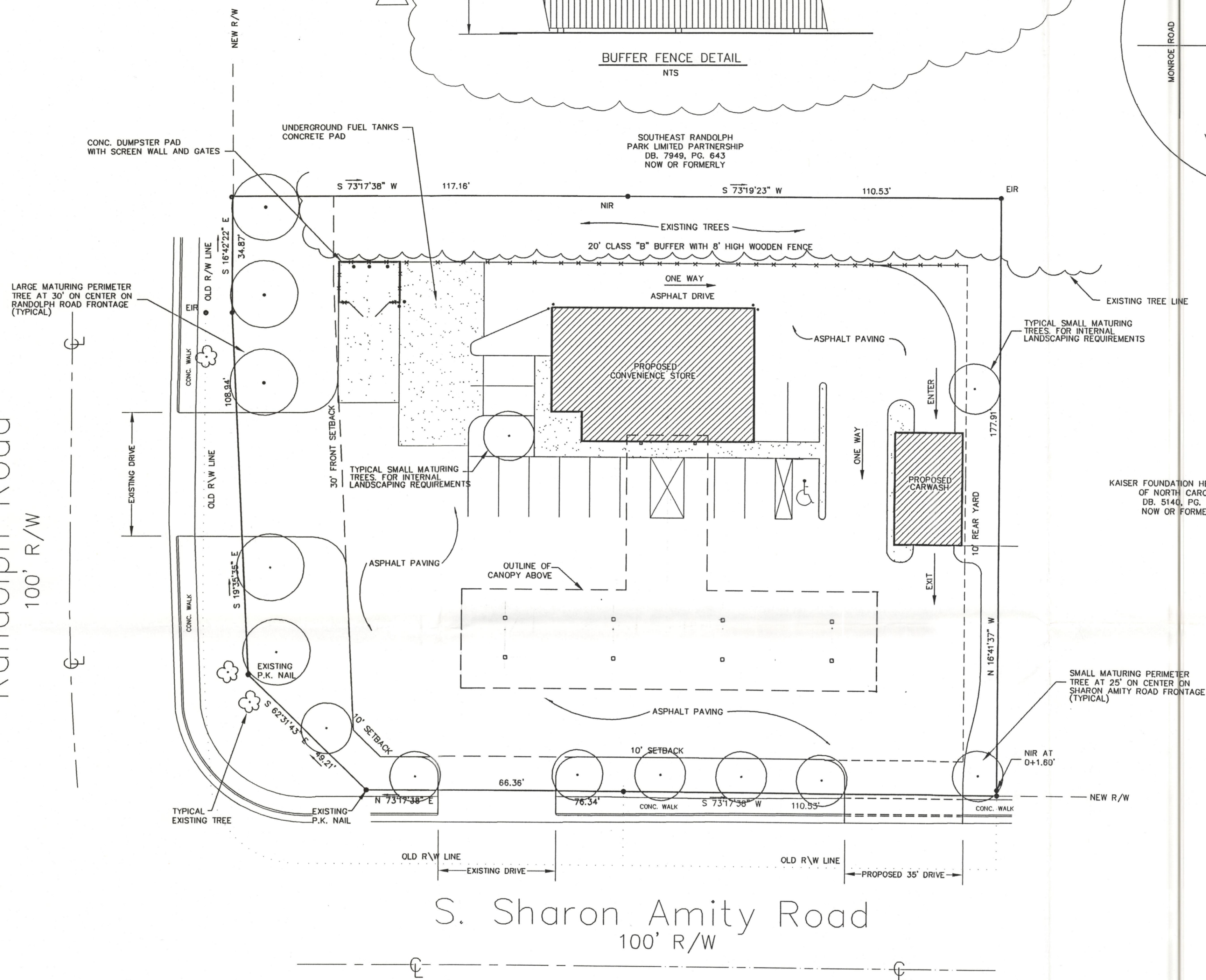
EXISTING IMPERVIOUS AREA PRIOR TO 10/1/78 = 15767 SF +/-  
 NEW IMPERVIOUS AREA = 12,461 SF < 20,000 SF  
 (THEREFORE NO STORM WATER DETENTION IS REQUIRED)

**SITE PLAN CONDITIONAL NOTES**

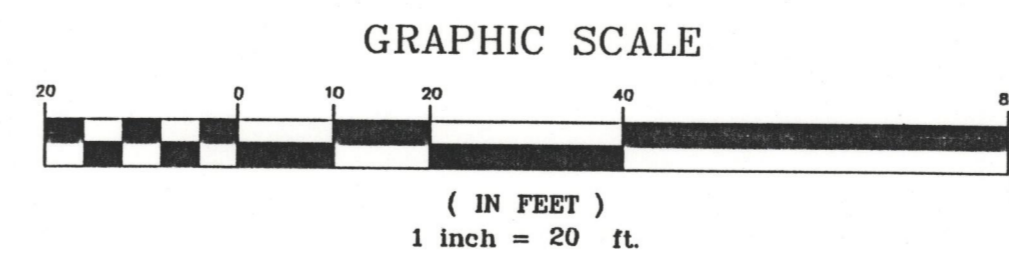
1. THIS SITE PLAN REPRESENTS A FIRM CONCEPT WITH REGARDS TO THIS ARRANGEMENT OF BUILDINGS, PARKING AND CIRCULATION. (MINOR) MODIFICATIONS TO THE OVERALL LAYOUT ARE PERMITTED AS A MATTER OF RIGHT BASED UPON FINAL DESIGN AND CONSTRUCTION CRITERIA, SITE AND TOPOGRAPHIC CONSTRAINTS, TENANT NEEDS, ETC.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL CITY OF CHARLOTTE REGULATIONS PERTAINING TO SIGNAGE, OFF-STREET PARKING, BUFFERS, SCREENING, EROSION CONTROL, ETC.
3. CLASS B BUFFER MEASURING 20 FEET IN WIDTH SHALL BE ESTABLISHED IN COMPLIANCE WITH ALL REGULATING STANDARDS ALONG THE RIGHT SIDE YARD.
4. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ALL CITY OF CHARLOTTE REGULATIONS.
5. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO ONE CURB CUT ALONG RANDOLPH RD AND TWO ALONG S. SHARON AMITY RD. THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF CHARLOTTE AND/OR NCDOT.
6. A FIRE HYDRANT IS REQUIRED WITHIN 750' OF THE SITE. IF SUCH A HYDRANT DOES NOT EXIST, THE PETITIONER SHALL INSTALL ONE.
7. THE 20' CLASS "B" BUFFER SHALL REMAIN SUBSTANTIALLY, IF NOT ENTIRELY, UNDISTURBED. MINOR ENCROACHMENT INTO THE BUFFER MAY BE REQUIRED TO INSTALL THE 8' HIGH SCREENING FENCE.
8. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20'. FURTHERMORE, NO LIGHTS SHALL BE MOUNTED ON THE BUILDING FACING THE ADJOINING RESIDENTIALLY ZONED AREA TO THE REAR OF THE BUILDING.
9. SCREENING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303. THE DUMPSTER WILL BE PROVIDED WITH A SOLID ENCLOSURE WITH GATES.
10. MAXIMUM BUILDING HEIGHT SHALL BE 14'-0". THE MAXIMUM HEIGHT OF THE CANOPY (UNDERSIDE CLEARANCE) SHALL BE 14'-9".

- NOTES:
1. EIR=EXISTING IRON REBAR.
  2. NIR=NEW IRON REBAR.
  3. R/W=RIGHT OF WAY.
  4. TAX PARCEL # 185-021-01&02
  5. CONTOUR INTERVAL = 2 FEET.
  6. UNDERGROUND UTILITIES WERE SHOWN TO US BY NORTH CAROLINA ONE CALL (FORMERLY ULOCO) TICKET #212136 & #212155.
  7. OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
  8. NAD 83 SCALE FACTOR = 0.9998735
  9. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

Randolph Road  
100' R/W



**ZONING SITE PLAN**



ALL BOUNDARY INFORMATION, ALL RIGHT-OF-WAY INFORMATION AND EXISTING PHYSICAL CONDITIONS WERE TAKEN FROM A SURVEY PREPARED BY:  
 SAM MALONE AND ASSOCIATES  
 116 WEST JOHN STREET  
 MATTHEWS, NORTH CAROLINA  
 DATED: APRIL 27, 1998

APPROVED BY CITY COUNCIL  
 DATE 5/19/97

FOR PUBLIC HEARING  
 97-31

**Cummings**  
 Construction Corporation  
 P.O. Box 692 / Matthews, N.C. 28106  
 (704) 845-9868

CONVENIENCE STORE AND CARWASH  
**PETRO EXPRESS**  
 RANDOLPH ROAD AND SHARON AMITY ROAD  
 CHARLOTTE, NORTH CAROLINA



BIDS DUE \_\_\_\_\_  
 SET NO \_\_\_\_\_  
 REVISIONS  $\Delta$  3-20-97  
 SCALE NOTED \_\_\_\_\_  
 DRAWN BY CTC  
 CHECKED BY CL  
 DATE 1-7-97  
 JOB NO 11597

ZONING  
**SP-1**  
 OF 1

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500