

MECKLENBURG COUNTY
DEED 4662-767

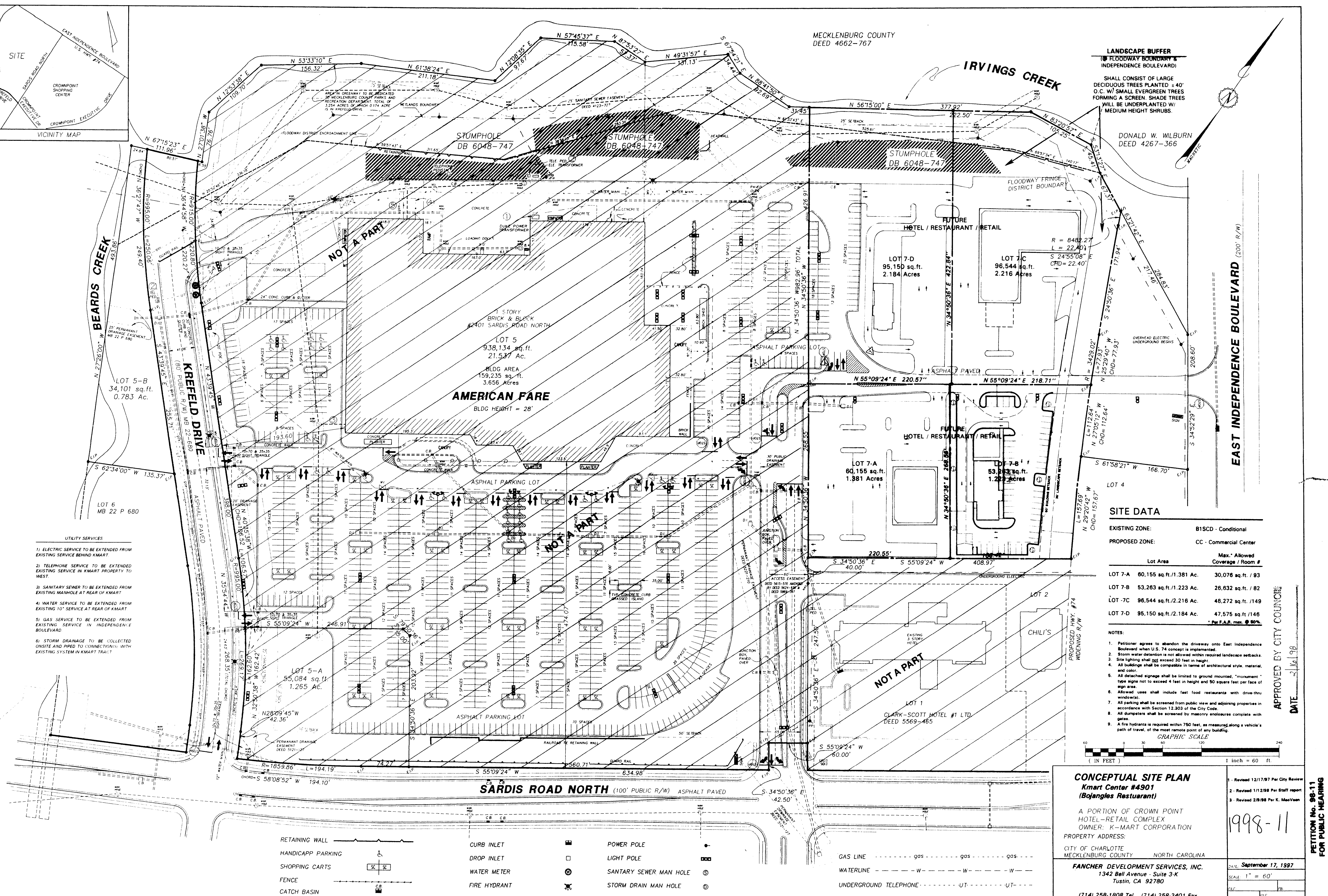
LANDSCAPE BUFFER
(FLOODWAY BOUNDARY & INDEPENDENCE BOULEVARD)

SHALL CONSIST OF LARGE DECIDUOUS TREES PLANTED = 40' O.C. W/ SMALL EVERGREEN TREES FORMING A SCREEN. SHADE TREES WILL BE UNDERPLANTED W/ MEDIUM HEIGHT SHRUBS.

DONALD W. WILBURN
DEED 4267-366

EAST INDEPENDENCE BOULEVARD (200' R/W)

IRVINGS CREEK



- UTILITY SERVICES**
- 1) ELECTRIC SERVICE TO BE EXTENDED FROM EXISTING SERVICE BEHIND KMART.
 - 2) TELEPHONE SERVICE TO BE EXTENDED EXISTING SERVICE IN KMART PROPERTY TO WEST.
 - 3) SANITARY SEWER TO BE EXTENDED FROM EXISTING MANHOLE AT REAR OF KMART.
 - 4) WATER SERVICE TO BE EXTENDED FROM EXISTING 10" SERVICE AT REAR OF KMART.
 - 5) GAS SERVICE TO BE EXTENDED FROM EXISTING SERVICE IN INDEPENDENCE BOULEVARD.
 - 6) STORM DRAINAGE TO BE COLLECTED ON-SITE AND PIPED TO CONNECTION WITH EXISTING SYSTEM IN KMART TRAIL.

SITE DATA

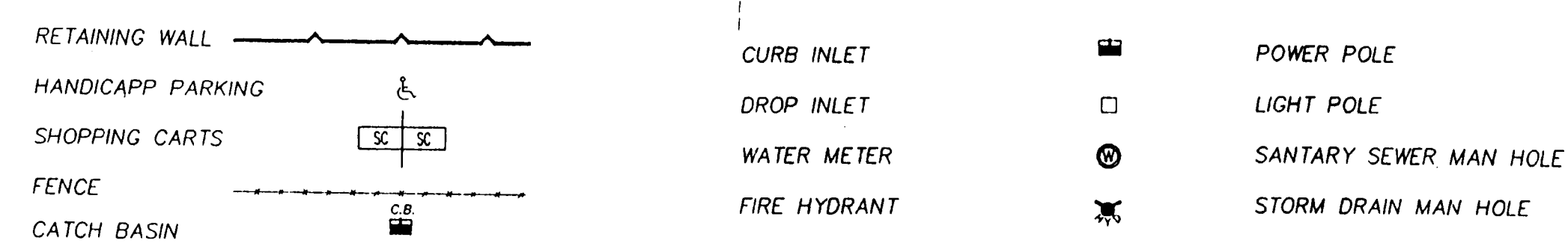
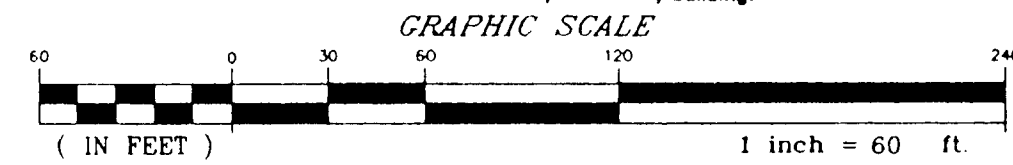
EXISTING ZONE: B1SCD - Conditional
PROPOSED ZONE: CC - Commercial Center

Lot Area	Max. Allowed Coverage / Room #
LOT 7-A 60,155 sq.ft./1.381 Ac.	30,076 sq. ft. / 93
LOT 7-B 53,263 sq.ft./1.223 Ac.	26,832 sq. ft. / 82
LOT 7-C 96,544 sq.ft./2.216 Ac.	48,272 sq. ft. /149
LOT 7-D 95,150 sq.ft./2.184 Ac.	47,575 sq. ft. /146

* Per F.A.R. max. @ 80%.

NOTES:

1. Petitioner agrees to abandon the driveway onto East Independence Boulevard when U.S. 74 concept is implemented.
2. Storm water detention is not allowed within required landscape setbacks.
3. Site lighting shall not exceed 30 feet in height.
4. All buildings shall be compatible in terms of architectural style, material, and color.
5. All detached signage shall be limited to ground mounted, "monument" type signs not to exceed 4 feet in height and 50 square feet per face of sign area.
6. Allowed uses shall include fast food restaurants with drive-thru windows.
7. All parking shall be screened from public view and adjoining properties in accordance with Section 12.303 of the City Code.
8. All dumpsters shall be screened by masonry enclosures complete with gates.
9. A fire hydrant is required within 750 feet, as measured along a vehicle's path of travel, of the most remote point of any building.



CONCEPTUAL SITE PLAN
Kmart Center #4901
(Bojangles Restaurant)

A PORTION OF CROWN POINT HOTEL-RETAIL COMPLEX
OWNER: K-MART CORPORATION
PROPERTY ADDRESS:

CITY OF CHARLOTTE
MECKLENBURG COUNTY NORTH CAROLINA

FANCHER DEVELOPMENT SERVICES, INC.
1342 Bell Avenue - Suite 3-K
Tustin, CA 92780

(714) 258-1808 Tel. (714) 258-2401 Fax

1. Revised 12/17/97 Per City Review
2. Revised 1/12/98 Per Staff report
3. Revised 2/19/98 Per K. Mao/Van

1998-11

DATE: September 17, 1997
SCALE: 1" = 60'

DATE: _____
SCALE: _____

APPROVED BY CITY COUNCIL
DATE: 9/16/98

PETITION NO. 98-11
FOR PUBLIC HEARINGS