

GENERAL NOTES

- ALL BUILDING AND PARKING LOCATIONS ARE APPROXIMATE. THE NUMBER OF PARKING SPACES SHOWN ARE SATISFIED PER SITE PLAN #98-38. BUILDINGS EXCEED THE AREA SHOWN AS BUILDABLE AREA.
- THE TOTAL SQUARE FOOTAGE FOR THE B-1(CD) ZONING CLASSIFICATION SHALL NOT EXCEED 55,000 SF.
- EXISTING LANDSCAPING TO REMAIN. NEW LETLAND CYPRESS TO BE PLANTED AS SHOWN.
- SITE LIGHTING SHALL MEET ALL APPLICABLE STATE AND LOCAL ORDINANCES. MINIMUM LIGHTING SHALL BE PROVIDED AT REAR OF RETAIL CENTER SHALL BE SECURITY TYPE ATTACHED DIRECTLY TO BUILDINGS. THERE SHALL BE NO POWER POLES IN THE REAR OF THE CENTER.
- ALL PARKING SHALL MEET LOCAL AND STATE ORDINANCES.
- EXISTING DRIVEWAY LOCATIONS ARE TO REMAIN.
- THE EXISTING Pylon SIGN WITH TENANT IDENTIFICATION SIGNS IS TO REMAIN. THE EXISTING SIGN IS 25'-0" TALL AND 8'-0" WIDE.
- ANY RELOCATED DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES PROVIDED THEY ARE VISIBLE FROM PINEY GROVE ROAD OR ADJACENT PROPERTY OWNERS. IF A TRASH COMPACTOR IS LOCATED AT ANY LOCATION ON THE NEW BUILDING ADDITIONS, A SCREEN WALL WILL BE ADJACENT TO THE BUILDING AND WILL NOT REQUIRE A SCREEN WALL.
- NEW BUILDING ADDITIONS, TRASH DUMPSTERS, AND UTILITY METERS WILL BE ENCLOSED OR SCREENED WITHIN BRICK WALLS. DUMPSTERS WILL BE EITHER RELOCATED IN THE REAR WALL OR ENCLOSED WITHIN THE REAR WALL WITHIN THE EXISTING CONCRETE FOOTPRINTS (EXCLUDING GUTTERS), PIPING CONDUIT ETC. OF ANY SORT WILL BE EXPOSED AT ANY LOCATION ON THE NEW BUILDING ADDITIONS.
- ALL EXPANSION AREA CALCULATIONS ARE PRELIMINARY. EXACT AREAS ARE SUBJECT TO SURVEYING AND FINAL CIVIL AND ARCHITECTURAL CONSTRUCTION DOCUMENTS.
- ALL WALLS AT THE REAR OF RETAIL A AND B, AND ANCHOR A AND B SHALL BE COLORED BRICK, SPLIT FACED COLORED BLOCK, OR STOREFRONT WITH THOSE USUAL DETAILS, MATERIALS, AND COLORS COMPLEMENTARY TO THOSE USED IN THE EXISTING BUILDINGS. ELEVATIONS SHOWN ON SHEET 503 ARE ARCHITECTURAL SUGGESTIONS ONLY.
- EXISTING TREES ARE TO REMAIN.
- NO WALL PACKS SHALL BE PLACED ON NEW BUILDING ADDITIONS.
- EXISTING DETACHED LIGHTS ARE TO REMAIN. ALL NEW LIGHTS SHALL BE LESS THAN 30'-0".
- ALL BUFFERS SHALL BE INSTALLED PER SECTION 12.302 OF THE CITY ZONING ORDINANCE.
- ALL NEW BUILDING ADDITIONS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING BUILDING(S).
- ANY EXPANDED SPACE SHALL BE IN COMPLIANCE WITH SECTION 12.302 OF THE ZONING REGULATIONS.
- EXISTING BUFFERS ARE TO REMAIN AS IS EXCEPT AS NOTED AS TYPE 'B' IN THE SCREENING NOTES.
- THE HEIGHT OF THE NEW BUILDING ADDITIONS SHALL NOT EXCEED THE ADJACENT EXISTING BUILDING HEIGHTS.
- NO MODIFICATIONS TO THE EXISTING STORM-WATER RETENTION SYSTEM ARE REQUIRED OR CONTEMPLATED.

Petition #98-38

FOR PUBLIC HEARING

Site Area - 5.02 Acres

Current Zoning - B-1(CD) Proposed Site Plan Amendment Proposed Zoning - B-1(CD)

Proposed Use - Retail

Existing Square Footage 50,000 SF Proposed Additions 3,483 SF

Total Square Footage 53,483 SF

Parking Required = 1 space per 250 gross square feet = 53,483 / 250 = 214 required spaces

Parking Provided = 222 spaces

SCREENING NOTES

- SINGLE ROW OF LETLAND CYPRESS OR SIMILAR SCREEN TREE. 5'-0" O.C., 6'-0" TALL AT PLANTING.
- SINGLE ROW OF LETLAND CYPRESS OR SIMILAR SCREEN TO SUPPLEMENT NATURAL VEGETATION. NOT TO EXCEED 25 TREES.

APPROVED BY CITY COUNCIL DATE May 18, 1998

- Roger, Joseph, Gospi, and wife Helene A. 8124 Idlewild Road Charlotte, North Carolina 28212 Tax Parcel: 195-034-01
- Carolina Group Homes, Inc. 401 S. Independence Boulevard, Suite 602 Charlotte, North Carolina 28204 Tax Parcel: 195-103-01
- Idlewild Crossing Limited Partnership 2800 One First Union Center Charlotte, North Carolina 28202 Tax Parcel: 195-036-03
- Gynthia Y. Shellas 4104 Piney Grove Road Charlotte, North Carolina 28212 Tax Parcel: 195-063-61
- Mark Mallon Brantley and wife Holly Haybeck 4105 Piney Grove Road Charlotte, North Carolina 28212 Tax Parcel: 195-063-60
- Jayendra N. Patel and wife Mita J. 4101 Piney Grove Road Charlotte, North Carolina 28212 Tax Parcel: 195-063-59
- Savini B. Shah and wife Phalgnini S. 314 Gray Drive Fremont, CA 94536 Tax Parcel: 195-063-58
- Jeffrey E. Marks and wife Sharon B. 7405 Haverstran Court Charlotte, North Carolina 28212 Tax Parcel: 195-063-57
- Pedro Antonio Bruleno and wife Jill Taylor 7401 Haverstran Court Charlotte, North Carolina 28212 Tax Parcel: 195-063-56
- James B. Grindstaff and Shelly A. Fischer 7401 Haverstran Court Charlotte, North Carolina 28212 Tax Parcel: 195-063-55
- Ladi J. Woods 7805 Haverstran Court Charlotte, North Carolina 28212 Tax Parcel: 195-063-54
- Leon B. Jordan Estate c/o Marcelle J. Rowell 1562 Pine Bluff Road Tabor, North Carolina 28107 Tax Parcel: 195-033-01
- Bruce James Rowell and wife Marzell J. Rowell 1500 Valley Station Road Charlotte, North Carolina 28227 Tax Parcel: 195-033-03
- Dwight David Watkins and Family Dwight Watkins and wife Marys Boulevard Charlotte, North Carolina 28212 Tax Parcel: 195-051-01
- Carl Geather Ballard Charlotte, North Carolina 28212 Tax Parcel: 195-051-03
- Carl Geather Ballard Charlotte, North Carolina 28212 Tax Parcel: 195-051-04
- Oliver M. Lowery and wife Lois 8115 Latta Road Charlotte, North Carolina 28212 Tax Parcel: 195-051-02



Vicinity Map

IDLEWILD CROSSING FOOD LION EXPANSION

CHILDRESS KLEIN P O P E R T I E S 301 SOUTH COLLEGE STREET, SUITE 2800 CHARLOTTE, NORTH CAROLINA 28202

Project	Idlewild
Drawn	JDR
Checked	JDR
Date	24 November 1997
Scale	1" = 60'-0"
Dwg. #	EURIdlewildSite3

Revisions

No.	Description	Date
1	Planning Comm. Comments	9 March 1998

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PRELIMINARY SITE PLAN

SP1