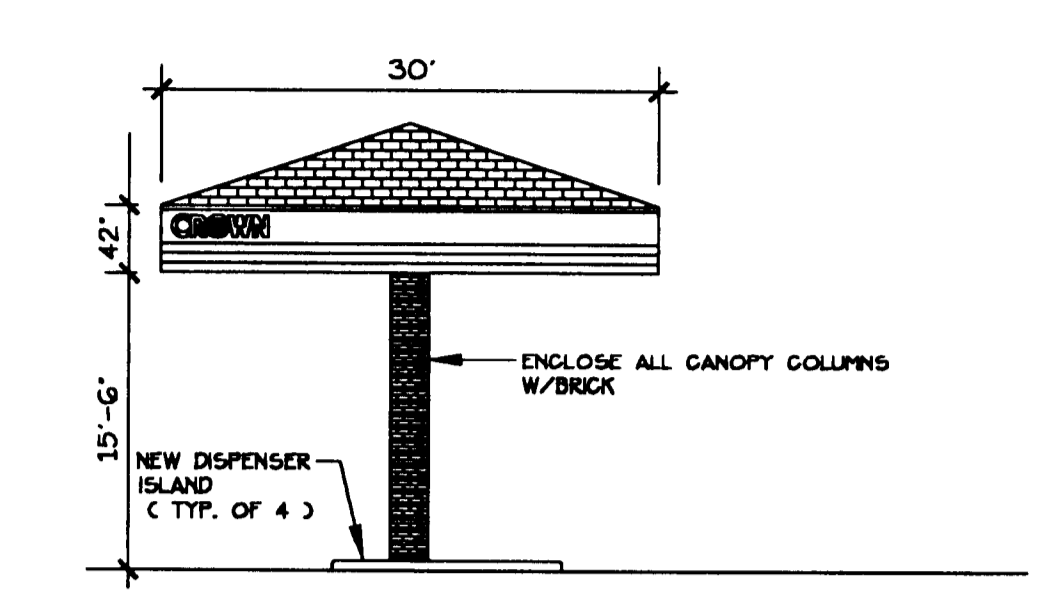
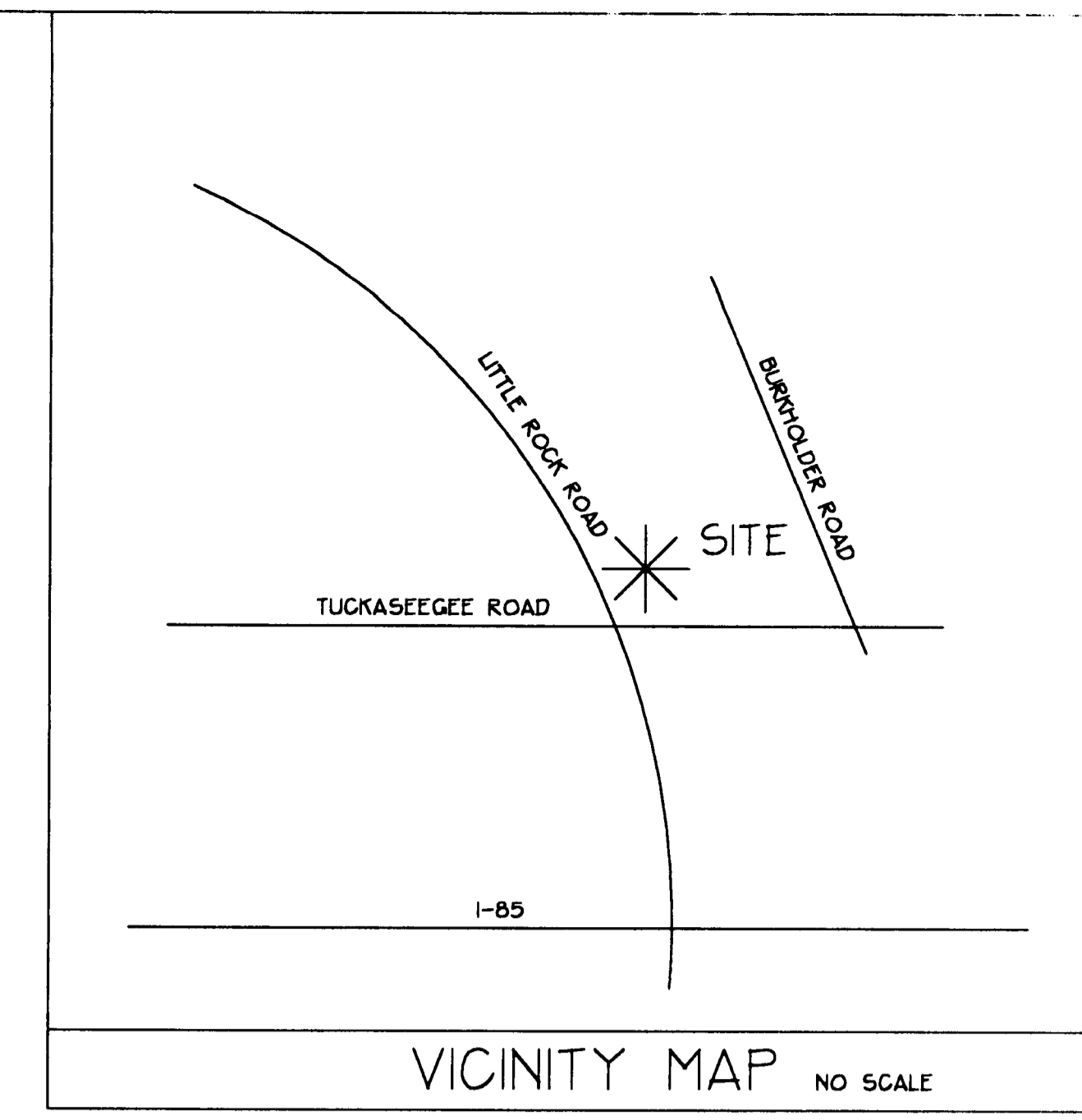


FRONT ELEVATION
N.T.S.



RIGHT SIDE CANOPY ELEVATION
N.T.S.



VICINITY MAP NO SCALE

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 6-20-00
BY: MARTIN R. CRAMTON, JR.

CONDITIONAL NOTES:

- The proposed site plan represents a firm concept with regard to the arrangement of building, parking and circulation layout. Minor and incidental changes are permitted which do not alter the basic relationships to adjoining property.
- The proposed development shall comply with all applicable City of Charlotte regulations pertaining to off-street parking, signage, yard dimensions, buffers/landscaping, Tree Ordinance, etc.
- Detached signage shall be limited to a monument type sign. A pole or pylon identification sign shall not be allowed.
- The proposed building shall be constructed of brick and shall also use asphalt shingles. The steel columns supporting the canopy shall likewise be enclosed in brick.
- As required a buffer shall be established as shown around the perimeter of the site where it adjoins land zoned single family residential. In the event adjoining land is rezoned in a manner which would eliminate the buffer requirement, then the buffer may be deleted.
- Access points may be shifted slightly to comply with final designs as well as any requirements of the Charlotte Dept. of Transportation.
- Storm water detention systems shall not be located in setback or buffer areas.
- The proposed use shall be limited to a convenience store/gasoline sales facility. No other B-1 use shall be permitted.
- No car wash operation shall be permitted on the site.
- Lighting shall be designed in a manner to direct the light away from abutting residential land.
- Existing zoning: R-3
- Proposed zoning: B-1 (CD)
- Maximum building square footage: 1,495 sq.ft.
- Acres: 1.21 acres
- Lights beneath the canopy shall not be visible (recessed) and shall shine downward.
- The setback area of the site does not contain trees. The petitioner shall plant new trees as indicated in this area. The trees will be planted in a double row with one row containing a deciduous tree and the second row containing a smaller, flowering tree.
- The maximum height of lighting shall be 20 feet and no "wall pack" type lighting shall be allowed.
- The petitioner shall dedicate land along the site's Little Rock Road frontage sufficient to establish a right-of-way dimension measuring 50 feet as measured from the centerline of the road and shall likewise dedicate land along Tuckaseegee Road sufficient to establish a 35 foot right-of-way dimension as measured from the centerline of the road. The dedication shall occur prior to the issuance of any building permit associated with the proposed development.
- A fire hydrant is required within 750 feet of the building as the fire truck travels. If such hydrant does not presently exist, then the petitioner shall install the hydrant.

T.B.M.
TOP OF FIRE HYDRANT
ELEV. = 772.64'
PER CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
(JOB NO. 379-83-640)

AREA = 1.21 ACRES
52,597 SQ. FT.

FOR PUBLIC HEARING
PETITION NO. 99-40

LEGEND	
+	F.H. FIRE HYDRANT
●	P.P. POWER POLE
▲	W.M. WATER METER
▽	W.V. WATER VALVE
—	OHP OVERHEAD POWELINE
⊙	SANITARY SEWER MANHOLE
□	CATCH BASIN

4	6/15/00	REVISED SIDEWALKS AND CURB LINES
3	4/28/99	REVISED FOR CHARLOTTE CITY COUNSEL REVIEW. REVISIONS SHOWN CLOUDED
2	3/15/99	REVISED FOR PUBLIC HEARING. ALL REVISIONS SHOWN CLOUDED
1	12/21/98	ISSUED FOR ZONING APPLICATION

CROWN CENTRAL PETROLEUM CORPORATION GENERAL OFFICES - ONE NORTH CHARLES - P.O. BOX 1188 - BALTIMORE, MARYLAND 21203		PROPOSED CROWN SITE L. ROCK RD + TUCKASEEGERE CHARLOTTE, NC	
		SITE PLAN FOR REZONING	STATION NUMBER NC-55
SCALE: 1" = 20'-0"	DATE: 8/13/98	DRAWING NUMBER *	4
DRAWN BY D.S.V.			

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION**

DATE: June 20, 2000

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition 99-40 by CrownCen Marketing Company.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to slightly amend the location of the sidewalk along Little Rock Road. This is necessary to save an existing 12" caliper tree. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

X: DIVISION W/C-065 SITE