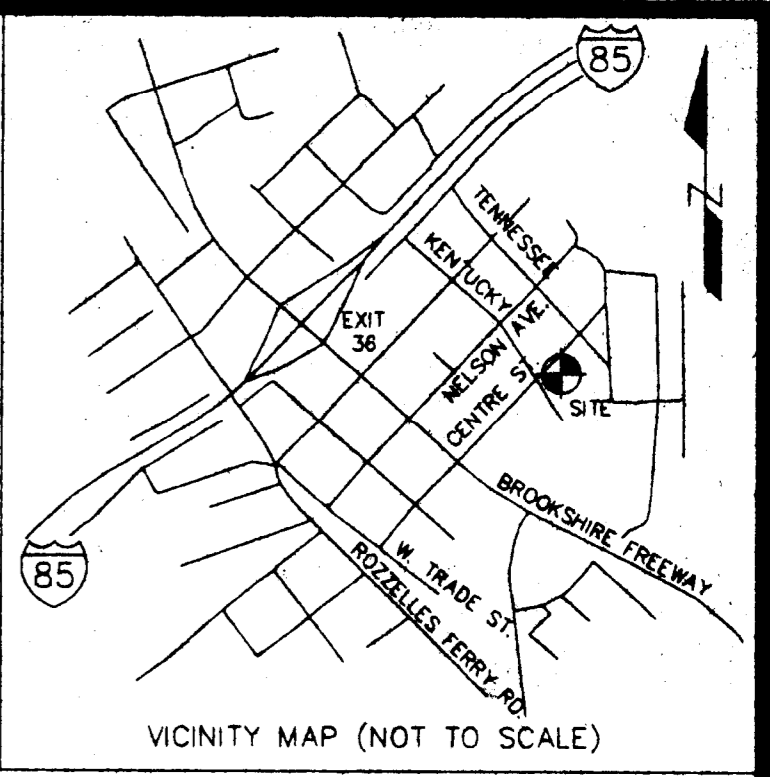
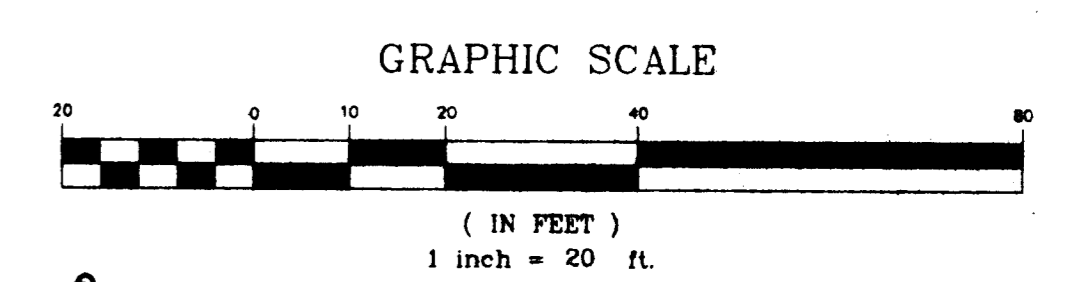
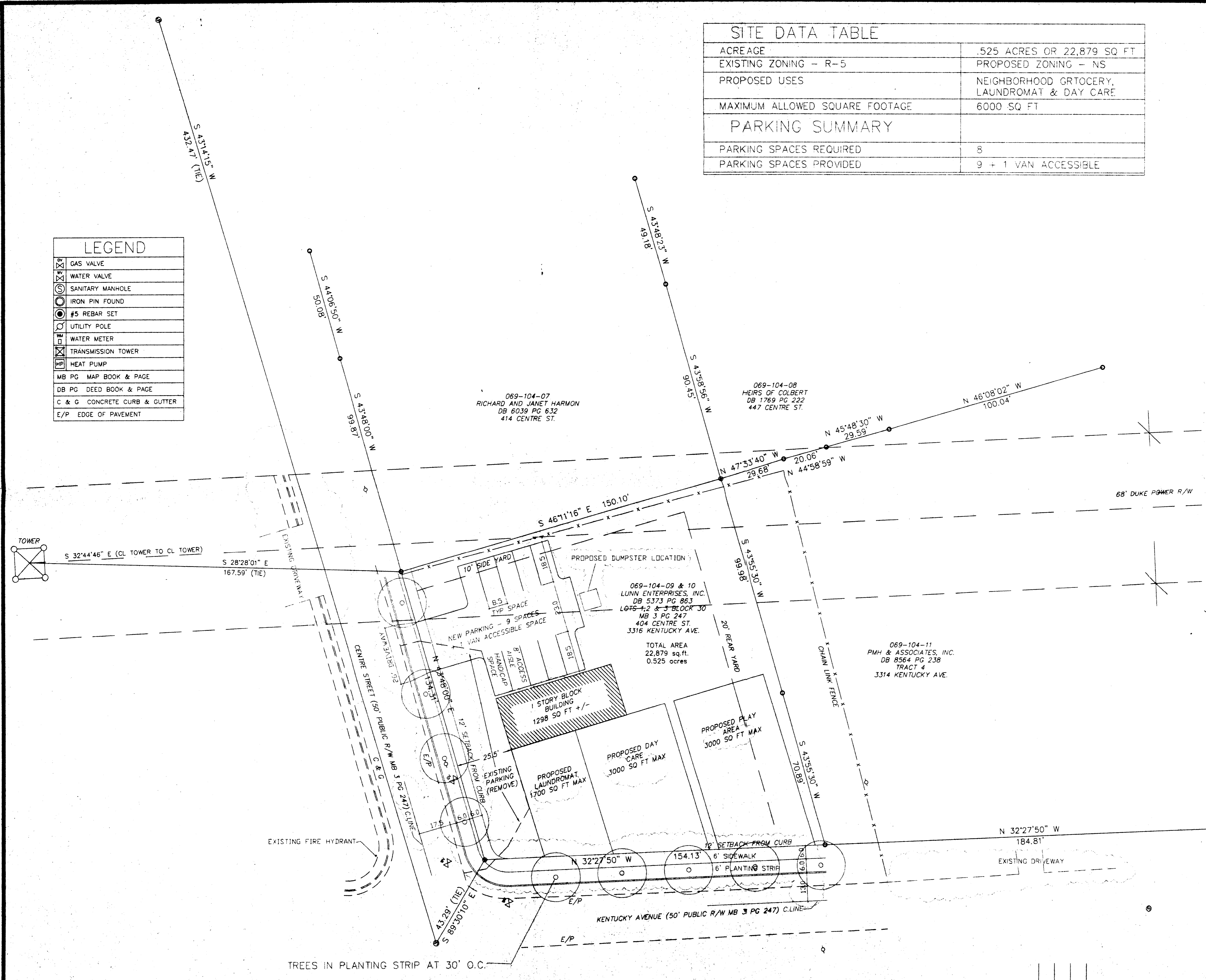


SITE DATA TABLE	
ACREAGE	.525 ACRES OR 22,879 SQ FT
EXISTING ZONING - R-5	PROPOSED ZONING - NS
PROPOSED USES	NEIGHBORHOOD GROCERY, LAUNDROMAT & DAY CARE
MAXIMUM ALLOWED SQUARE FOOTAGE	6000 SQ FT
PARKING SUMMARY	
PARKING SPACES REQUIRED	8
PARKING SPACES PROVIDED	9 + 1 VAN ACCESSIBLE



LEGEND	
	GAS VALVE
	WATER VALVE
	SANITARY MANHOLE
	IRON PIN FOUND
	#5 REBAR SET
	UTILITY POLE
	WATER METER
	TRANSMISSION TOWER
	HEAT PUMP
	MB PG MAP BOOK & PAGE
	DB PG DEED BOOK & PAGE
	C & G CONCRETE CURB & GUTTER
	E/P EDGE OF PAVEMENT

- NOTES:
- 1) A 12' SETBACK FROM THE EXISTING AND/OR PLANNED CURB IS REQUIRED ALONG CENTRE STREET AND KENTUCKY AVENUE. SUBJECT PROPERTY IS CURRENTLY ZONED R-5 AND THE SETBACKS HEREON DO NOT CURRENTLY PERTAIN.
 - 2) 1298 SQUARE FEET OF BUILDING AREA BASED ON EXTERNAL FOOTPRINT DIMENSIONS, INTERNAL FLOOR AREA MAY BE LESS.
 - 3) PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 4) 1 PARKING SPACE PER 600 SQUARE FEET OF SPACE REQUIRED.
 - 5) THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE IS AFFIXED HEREON.
 - 6) PARKING AREA IS 10 SPACES OR LESS AND THEREFORE DOES NOT NEED TO BE SCREENED.
 - 7) THE CITY OF CHARLOTTE, UNDER ITS NEIGHBORHOOD IMPROVEMENT PROGRAM, TO INCLUDE A 6' SIDEWALK AND 6' PLANTING STRIP ON CENTRE STREET AND SIDEWALK ON KENTUCKY AVENUE.
 - 8) EXISTING BUILDING AND PARKING WILL REMAIN AS IS UNTIL NEW BUILDINGS ARE CONSTRUCTED.
 - 9) PROPOSED USES INCLUDE RETAIL GROCERY, LAUNDROMAT AND DAY CARE CENTER. A GAS STATION WILL NOT BE AN ALLOWED USE.
 - 10) ALL BUILDINGS WILL ORIENT TO STREET FRONT AND BUILDINGS WILL BE RESIDENTIAL IN CHARACTER WITH SIMILAR BUILDING MATERIALS.
 - 11) DUMPSTER WILL BE SCREENED WITH AN ENCLOSURE WITH GATES.
 - 12) NO PARKING SPACE IS ALLOWED BETWEEN THE PROPOSED BUILDINGS AND THE STREET.
 - 13) SIGNAGE WILL BE LIMITED TO A MAXIMUM OF 100 FEET ON BUILDING SIGNS AND NO DETACHED SIGNS WILL BE PERMITTED.
 - 14) ANY PROPOSED PLANTING IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY APPROVAL. OWNER AGREES TO SAVE ALL EXISTING TREES GREATER THAN 8" DIAMETER LOCATED IN AREAS NOT AFFECTED BY THE PROPOSED BUILDINGS, DRIVEWAY OR SIDEWALK.
 - 15) SCREENING WILL BE PROVIDED NEXT TO RESIDENTIAL USE OF DISTRICT AS REQUIRED BY SECTION 12.303 OF THE ZONING ORDINANCE.



APPROVED BY CITY COUNCIL
 DATE 11/8/2000
 FOR PUBLIC HEARING - PETITION NO. 99-127

CENTRE STREET GROCERY	
9/23/99	DATE
REVISION 11/10/99	
SHEET 1	OF 1

NO.	DATE	BY	REVISION