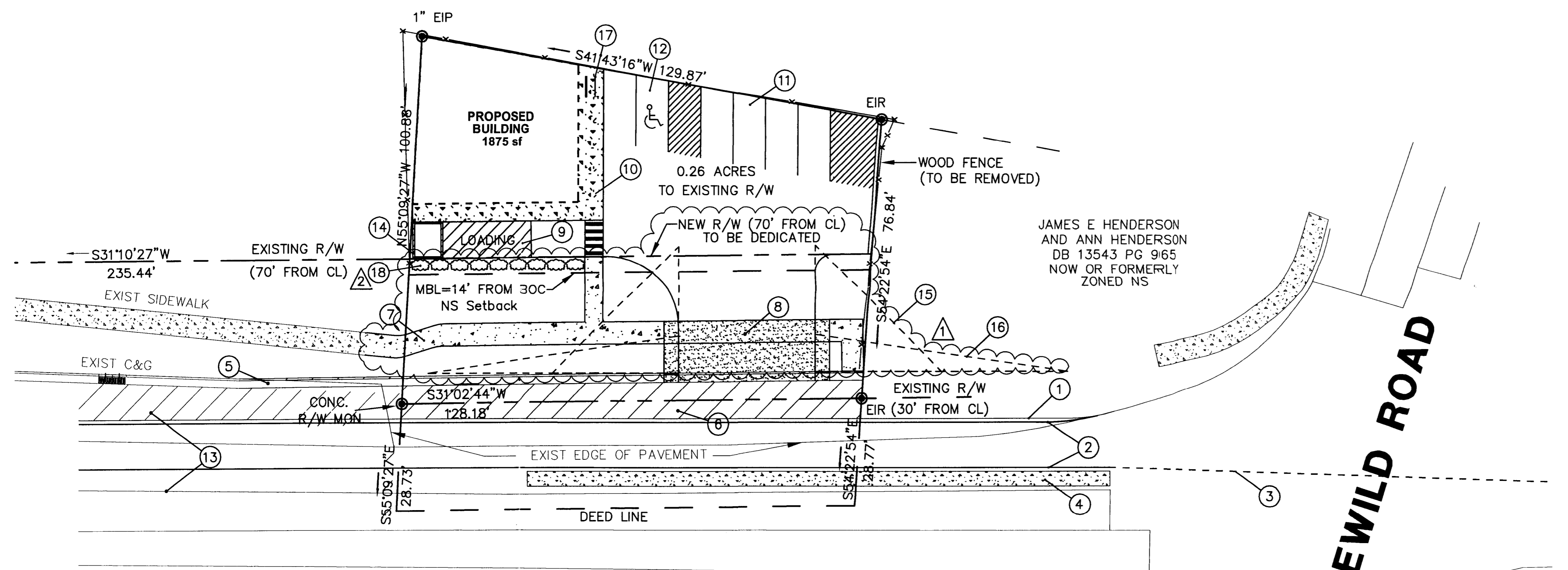
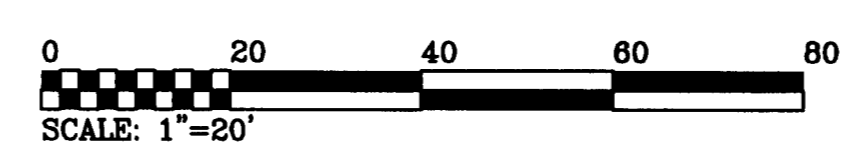


MINTWORTH DEI LLC AND  
DAHLEM ENTERPRISES INC  
DB. 20901 PG 190  
NOW OR FORMERLY  
ZONED NS  
ZONING PETITION 2004-038



**MARGARET WALLACE ROAD**  
( SR 3156 R/W VARIES)

**IDLEWILD ROAD**



<b>VARIANCE REQUEST</b>		<b>OWNER</b>													
VARIANCE CASE NO. 10-042  ON DECEMBER 14, 2010, THE CITY'S ZONING BOARD OF ADJUSTMENT GRANTED (1) A 10' VARIANCE FROM THE REQUIRED 10' REAR YARD TO ALLOW A BUILDING TO BE CONSTRUCTED ON THE REAR PROPERTY LINE AND (2) A 5' VARIANCE FROM THE 5' DISTANCE REQUIRED FROM AN EXTERIOR LOT LINE FOR VEHICLE PARKING ON A LOT.  APPROVAL OF THE VARIANCE IS CONTINGENT UPON THE REZONING APPROVAL BY CITY COUNCIL FROM B-1 TO NS.		ZULA EXPRESS INC. 7020 LAWYERS ROAD CHARLOTTE, 28227													
<b>KEYED NOTES</b>		<b>DEVELOPMENT DATA</b>													
KEYED NOTES LISTED BELOW ARE REFERENCED ON THIS PLAN USING THE SYMBOL . 1. NEW EDGE OF PAVEMENT 2. NEW PAVEMENT EDGE LINE 3. NEW MINI-SKIP LINE 4. 4' WIDE CONCRETE MEDIAN 5. NEW 2'-6" STANDARD CURB & GUTTER 6. NEW LANE WIDENING AND STRIPING 7. NEW 6' SIDEWALK AND 8' PLANTING STRIP 8. TYPE II COMERCIAL DRIVEWAY 9. 10' X 25' LOADING SPACE 10. 5' CONCRETE SIDEWALK 11. 9' X 19' STANDARD PARKING SPACE 12. HC VAN ACCESSIBLE SPACE 13. EXISTING STRIPING 14. DUMPSTER ENCLOSURE 15. 35' X 35' SITE TRIANGLE 16. 10' X 10' SITE TRIANGLE 17. BICYCLE RACK 18. LOADING AREA LANDSCAPE SCREENING.		SITE ACREAGE - 0.26 (INCL EX ROAD R/W) TAX PARCEL - 193 043 08 EXISTING ZONING - B1 PROPOSED ZONING - NS EXISTING USE - VACANT PROPOSED USE - CONVENIENCE STORE PROPOSED BUILDING AREA - 1875 SF FLOOR AREA RATIO - 0.17 MAXIMUM BUILDING HEIGHT - 18 FT PROPOSED SETBACKS: FRONT - 14 FT REAR - 0 FT SIDE - 0 FT VEHICLE PARKING - 1 SPACE PER 600 SF REQUIRED - 4 PROVIDED - 5 STANDARD 1 HANDICAP LONG TERM BICYCLE PARKING - N/A SHORT TERM BICYCLE PARKING - 5% OF PARKING - 1 SPACE PROVIDED 10' X 25' LOADING SPACE PROVIDED - 1													
		<b>GEN. PROVISIONS</b>													
		THIS SITE PLAN IS IN COMPLIANCE WITH SECTION 11.5 NEIGHBORHOOD SERVICE DISTRICT AND IS APPLICABLE TO THE ZONING CRITERIA #S 2-4.  ALTERATIONS TO THE CONDITIONAL PLAN SHALL BE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL													
		<b>PERMITTED USES</b>													
		ALL USES INCLUDING ACCESSORY USES AND STRUCTURES WHICH ARE PERMITTED IN THE B-1 DISTRICT ARE ALLOWED.													
		<b>TRANSPORTATION</b>													
		CDOT REQUEST THE OWNER TO CONVEY 70' OF R/W FROM THE CENTERLINE OF MARGARET WALLACE ROAD IN FEE SIMPLE TITLE.  IMPROVEMENTS TO MARGARET WALLACE ROAD AS SHOWN ARE BASED UPON A MEETING WITH RICHARD ODYSKI, NCDOT ASSIST. DISTRICT ENGINEER ON 9/7/10.  FACE OF CURB TO BE LOCATED 37' FROM CENTERLINE OF MARGARET WALLACE ROAD PER ZONING PETITION NO. 2004-038.													
		<b>ARCHITECTURAL</b>													
		BUILDING MATERIALS WILL COMPLIMENT THE ADJACENT CENTER WITH A COMBINATION OF BRICK AND SYNTHETIC STUCCO.  SINGLE STORY BUILDING WITH 1875 SF GROSS.  MAIN ENTRANCE TO BE STOREFRONT WITH SYNTHETIC STUCCO CANOPY.  DUMPSTER TO BE ENCLOSED WITH 6' HIGH BRICK WALL TO MATCH BUILDING EXTERIOR.													
		<b>STREETSCAPE</b>													
		A 6' SIDEWALK AND AN 8' PLANTING STRIP ALONG MARGARET WALLACE ROAD ARE SHOWN AS REQUIRED BY THE CITY'S TREE ORDINANCE.													
		No intent to install fuel pumps, not permitted.  P. J. LOPEZ LORENZ ARCHITECTURE 3.24.11  <b>APPROVED BY CITY COUNCIL</b> APR 25 2011 2011-16													
		Prepared for: <b>Lorenz Architecture</b> 101 Cabarrus Ave. East Suite 200 Concord, NC 28025													
		<b>RECEIVED</b> MAR 28 2011 BY:													
		<table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2/18/11</td> <td>City's Staff Review</td> <td>RDF</td> </tr> <tr> <td>2</td> <td>3/18/11</td> <td>Pre-Hearing Staff Review</td> <td>RDF</td> </tr> </tbody> </table>		#	DATE	REVISION	BY	1	2/18/11	City's Staff Review	RDF	2	3/18/11	Pre-Hearing Staff Review	RDF
#	DATE	REVISION	BY												
1	2/18/11	City's Staff Review	RDF												
2	3/18/11	Pre-Hearing Staff Review	RDF												
		SCALE: 1" = 20' DATE: 10/28/10 JOB # 2010-023 C - 1.0 SHEET 1 OF 1													

**NORTHEAST ENGINEERING**  
NC Firm Lic. No. C-2684  
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Concord, NC 28025  
P 704.788.6372  
F 704.786.4750  
www.nee-pa.com

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Prepared for:  
**Lorenz Architecture**  
101 Cabarrus Ave. East  
Suite 200  
Concord, NC 28025

**Rezoning Site Plan**  
(Rezoning Petition No. 2011-016)  
**#541 Margaret Wallace Road**  
 Charlotte, North Carolina

2011-016