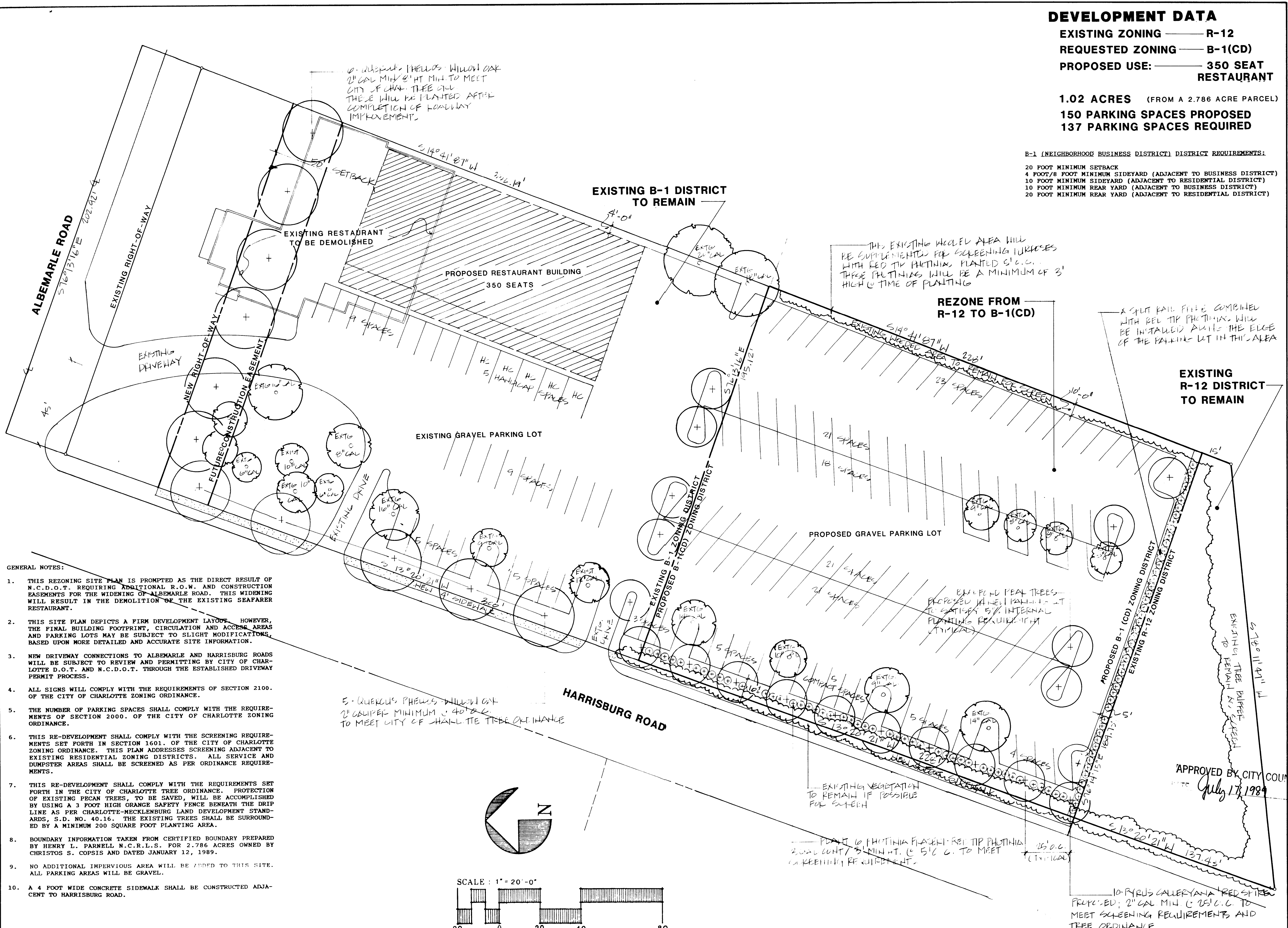


DEVELOPMENT DATA

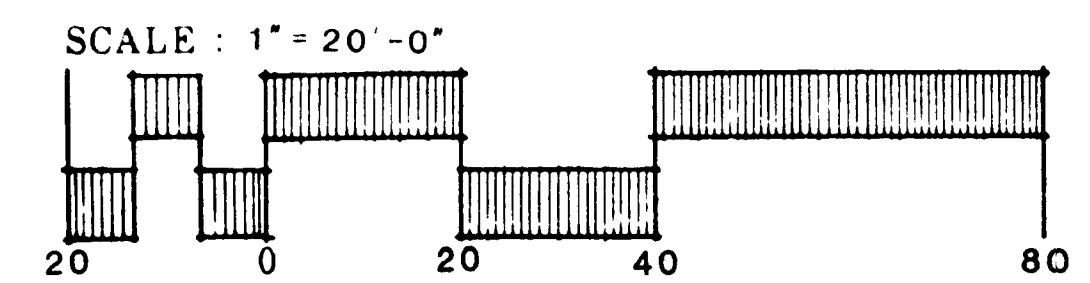
EXISTING ZONING — R-12
 REQUESTED ZONING — B-1(CD)
 PROPOSED USE: — 350 SEAT RESTAURANT

1.02 ACRES (FROM A 2.786 ACRE PARCEL)
 150 PARKING SPACES PROPOSED
 137 PARKING SPACES REQUIRED

B-1 (NEIGHBORHOOD BUSINESS DISTRICT) DISTRICT REQUIREMENTS:
 20 FOOT MINIMUM SETBACK
 4 FOOT/8 FOOT MINIMUM SIDEYARD (ADJACENT TO BUSINESS DISTRICT)
 10 FOOT MINIMUM SIDEYARD (ADJACENT TO RESIDENTIAL DISTRICT)
 10 FOOT MINIMUM REAR YARD (ADJACENT TO BUSINESS DISTRICT)
 20 FOOT MINIMUM REAR YARD (ADJACENT TO RESIDENTIAL DISTRICT)



- GENERAL NOTES:
1. THIS REZONING SITE PLAN IS PROMPTED AS THE DIRECT RESULT OF N.C.D.O.T. REQUIRING ADDITIONAL R.O.W. AND CONSTRUCTION EASEMENTS FOR THE WIDENING OF ALBEMARLE ROAD. THIS WIDENING WILL RESULT IN THE DEMOLITION OF THE EXISTING SEAFARER RESTAURANT.
 2. THIS SITE PLAN DEPICTS A FIRM DEVELOPMENT LAYOUT. HOWEVER, THE FINAL BUILDING FOOTPRINT, CIRCULATION AND ACCESS AREAS AND PARKING LOTS MAY BE SUBJECT TO SLIGHT MODIFICATIONS, BASED UPON MORE DETAILED AND ACCURATE SITE INFORMATION.
 3. NEW DRIVEWAY CONNECTIONS TO ALBEMARLE AND HARRISBURG ROADS WILL BE SUBJECT TO REVIEW AND PERMITTING BY CITY OF CHARLOTTE D.O.T. AND N.C.D.O.T. THROUGH THE ESTABLISHED DRIVEWAY PERMIT PROCESS.
 4. ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 2100. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 5. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2000. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 6. THIS RE-DEVELOPMENT SHALL COMPLY WITH THE SCREENING REQUIREMENTS SET FORTH IN SECTION 1601. OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THIS PLAN ADDRESSES SCREENING ADJACENT TO EXISTING RESIDENTIAL ZONING DISTRICTS. ALL SERVICE AND DUMPSTER AREAS SHALL BE SCREENED AS PER ORDINANCE REQUIREMENTS.
 7. THIS RE-DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF CHARLOTTE TREE ORDINANCE. PROTECTION OF EXISTING PECAN TREES, TO BE SAVED, WILL BE ACCOMPLISHED BY USING A 3 FOOT HIGH ORANGE SAFETY FENCE BENEATH THE DRIP LINE AS PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS, S.D. NO. 40.16. THE EXISTING TREES SHALL BE SURROUNDED BY A MINIMUM 200 SQUARE FOOT PLANTING AREA.
 8. BOUNDARY INFORMATION TAKEN FROM CERTIFIED BOUNDARY PREPARED BY HENRY L. FARNELL, N.C.R.L.S., FOR 2.786 ACRES OWNED BY CHRISTOS S. COPPIS AND DATED JANUARY 12, 1989.
 9. NO ADDITIONAL IMPERVIOUS AREA WILL BE ADDED TO THIS SITE. ALL PARKING AREAS WILL BE GRAVEL.
 10. A 4 FOOT WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO HARRISBURG ROAD.



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C.D. REZONING SITE PLAN
 SEAFARER RESTAURANT
 PETITIONER: CHRIS COPPIS
 CHARLOTTE, NORTH CAROLINA

PROJECT 26626
 DATE 5/30/89
 DESIGN TLH
 DRAWN TLH
 CHECK
 REVISIONS
 SHEET 1 OF 1

APPROVED BY CITY COUNCIL
 DATE July 17, 1989