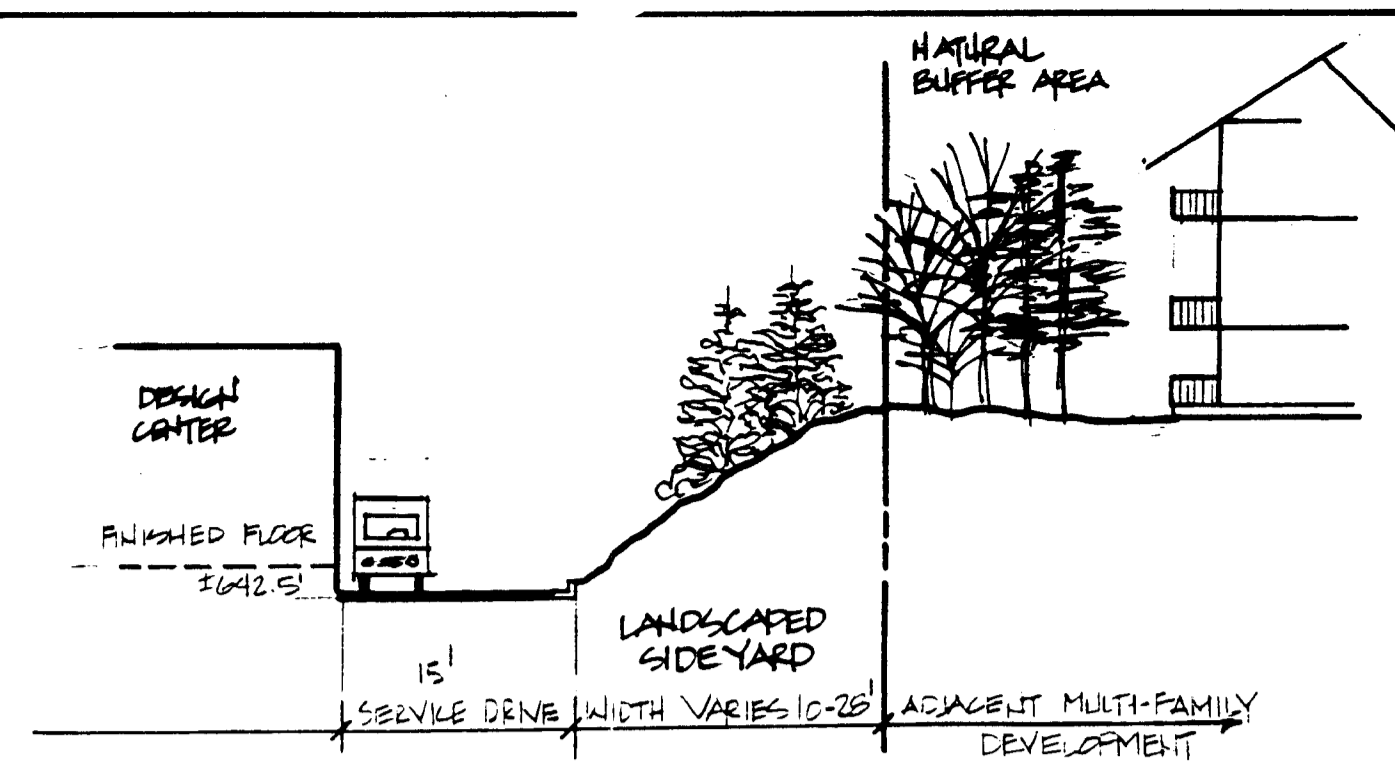
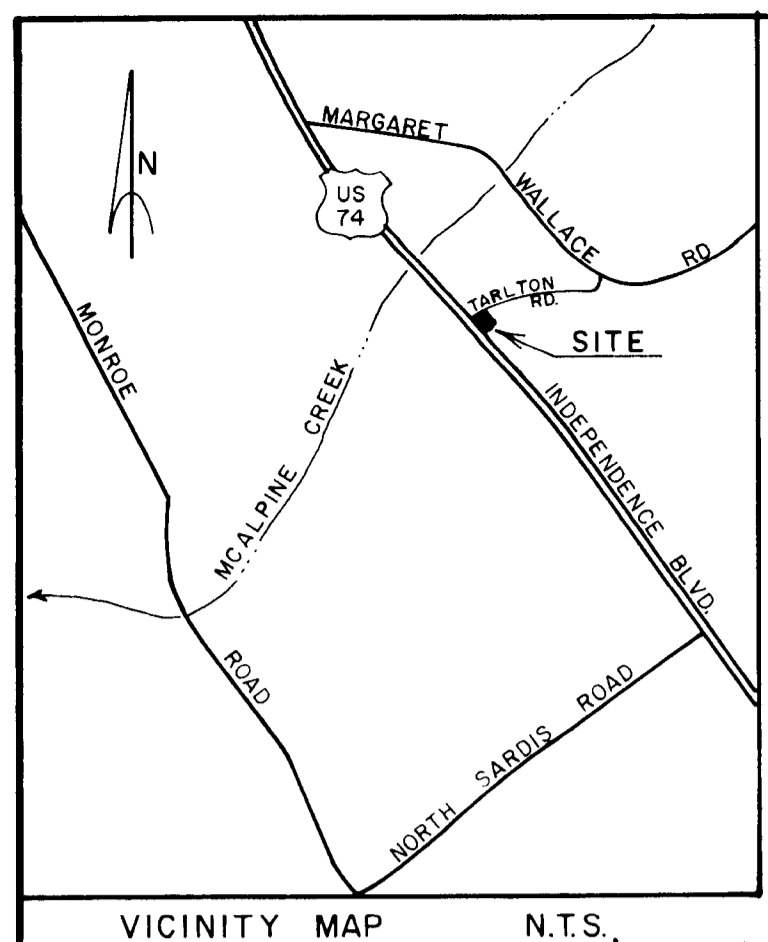


© COPYRIGHT THE USE OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER IS PROHIBITED. VIOLATORS WILL BE SUBJECT TO LEGAL ACTION.

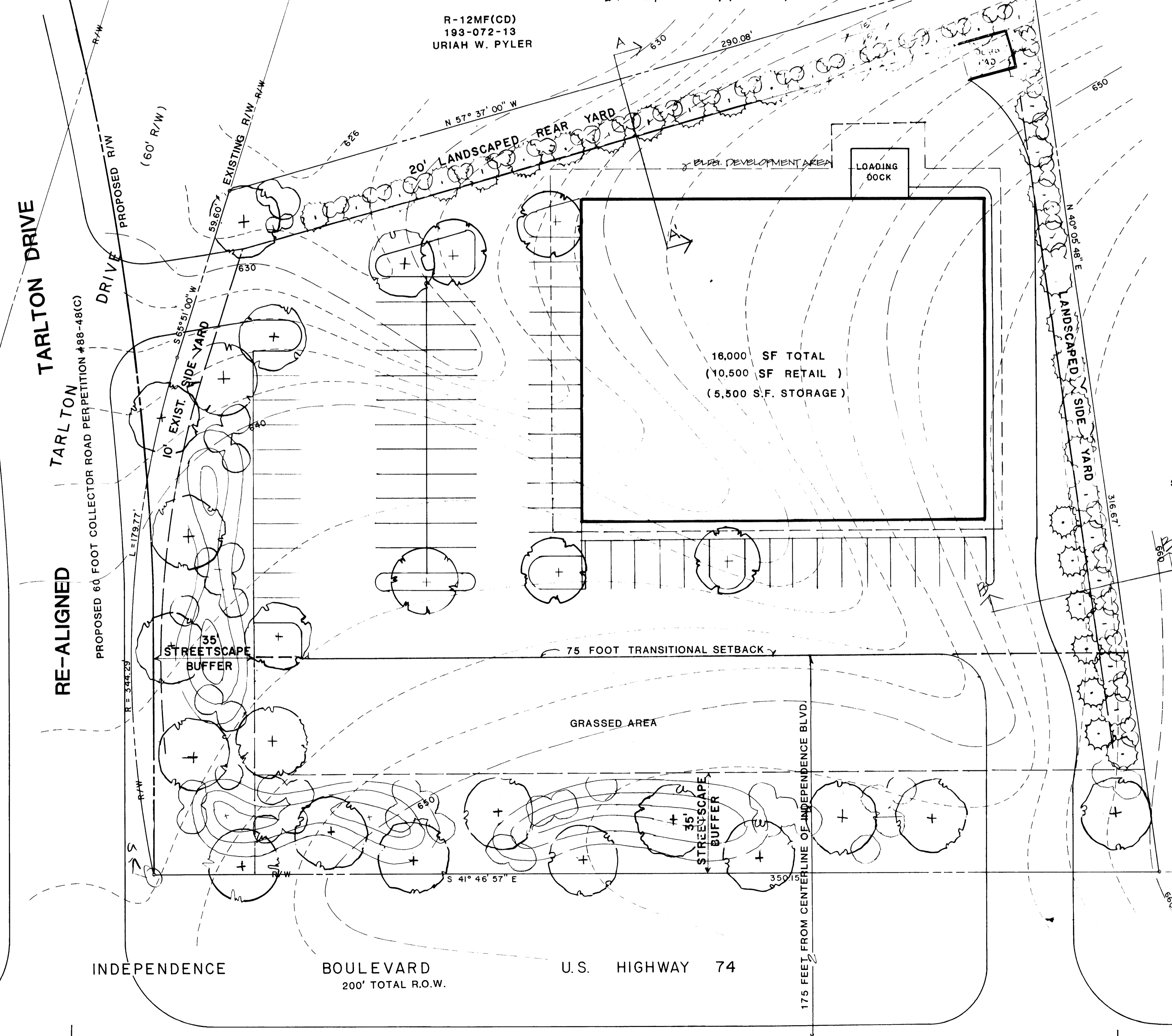


SITE DATA

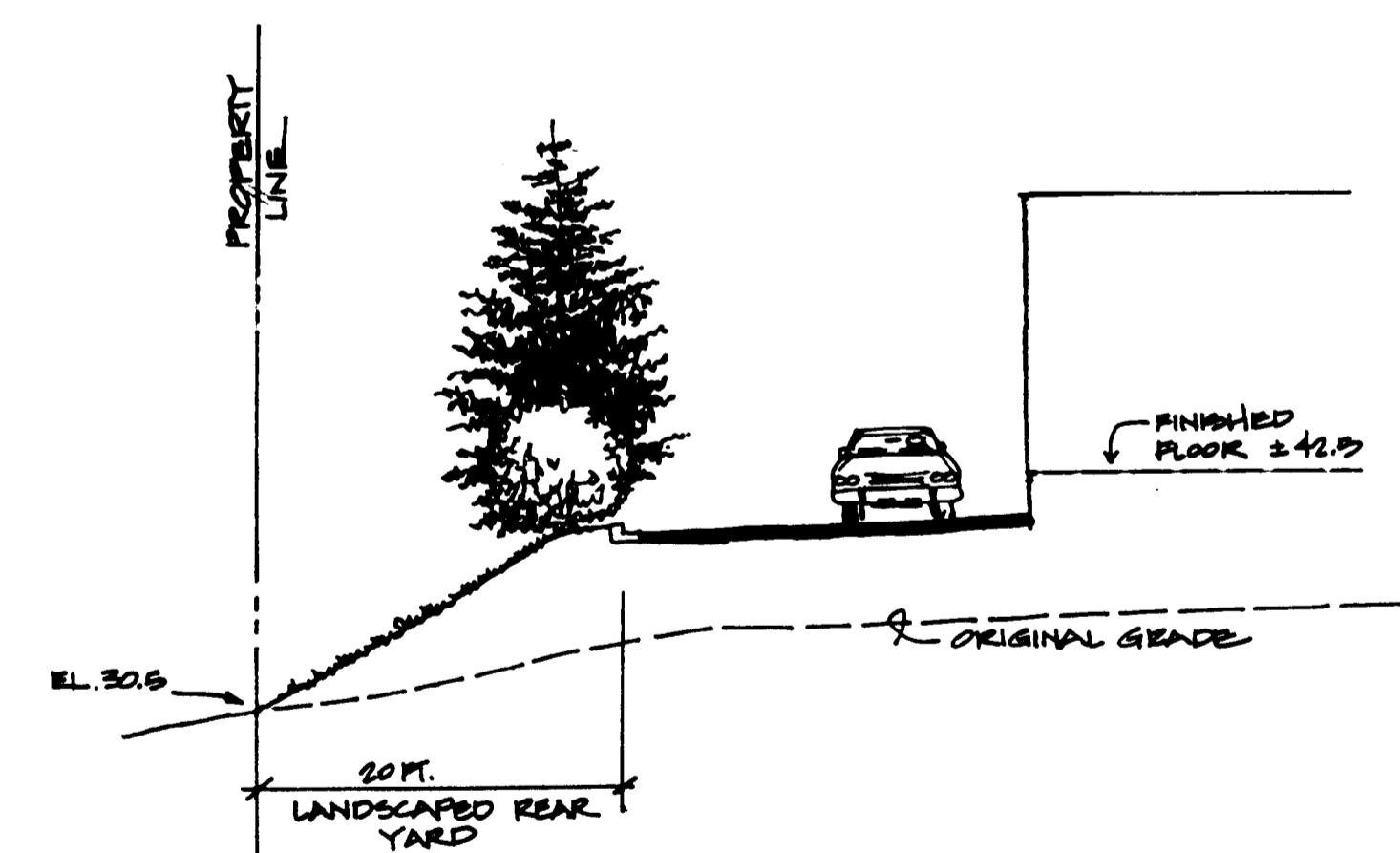
EXISTING ZONING - R-9
PROPOSED ZONING - B-1 (CD)
2.02 ACRES
16,000 S.F. TOTAL (10,500 S.F. RETAIL/DISPLAY)

GENERAL NOTES :

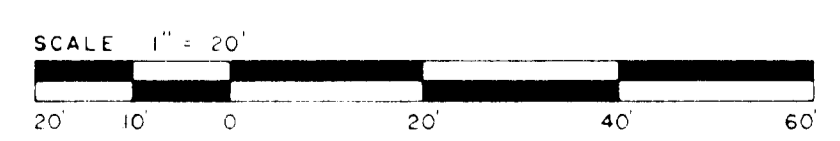
- WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, SLIGHT MODIFICATIONS OF BUILDING SHAPE, SIZE, AND LOCATION AND ASSOCIATED DEVIATIONS IN THE PARKING LOT CONFIGURATION MAY OCCUR AS PART OF THE FINAL SITE DESIGN. IN NO EVENT SHALL THE BUILDING BE LOCATED OUTSIDE THE BUILDING DEVELOPMENT AREA.
- PARKING SHALL BE PROVIDED AS REQUIRED BY SECTION 2000. OF THE ZONING ORDINANCE.
- SIGNAGE SHALL BE PERMITTED AS ALLOWED BY SECTION 2100. OF THE ZONING ORDINANCE.
- THE PROPOSED TREE PLANTING AND INTERNAL LANDSCAPING WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- BUFFER AREAS: A 35 FOOT STREETSCAPE BUFFER IS PROPOSED ADJACENT TO INDEPENDENCE BLVD. (U.S. HIGHWAY 74) AND ADJACENT TO TARTLTON DRIVE. THIS BUFFER WILL BE IMPROVED USING A COMBINATION OF EARLY BLOSSOMING, EVERGREEN SHRUBS, AND DECIDUOUS STREET TREES. THE TREES SHALL BE DESIGNED TO BE A MINIMUM OF 3 FEET IN HEIGHT. EVERGREEN SHRUBS WILL BE A MINIMUM OF 3 FEET IN HEIGHT AND WILL BE PLANTED AT 3 FEET ON CENTER. THE STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THIS 35 FOOT BUFFER IS PART OF THE REQUIRED 40 FOOT SETBACK.
- A 20 FOOT LANDSCAPED REAR YARD AND A 10 FOOT LANDSCAPED SIDE YARD IS PROPOSED ALONG THE NORTH AND EAST PROPERTY LINES. THIS AREA WILL BE IMPROVED WITH A COMBINATION OF EVERGREEN SHRUBS AND TREES. THE EVERGREEN SHRUBS SHALL BE A MINIMUM OF 3 FEET IN HEIGHT AT THE TIME OF PLANTING AND WILL BE SPACED 5 FEET APART. THE EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND WILL BE SPACED 15 FEET APART. AT A MINIMUM, THE REQUIREMENTS OF SECTION 1601. OF THE ZONING ORDINANCE WILL BE MET.
- STORM WATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE SPECIFICATIONS OF COUNTY ENGINEERING.
- THE SINGLE DRIVE WITH ACCESS ONTO U.S. 74 SHALL BE RIGHT IN/RIGHT OUT IN USE ONLY. THIS DRIVE WILL BE ABANDONED ENTIRELY WHEN U.S. 74 IS UPGRADED TO EXPRESSWAY STANDARDS.
- BOUNDARY SURVEY COMPILED FROM RECORD SOURCES FOR 2.02 ACRE TRACT AS DESCRIBED IN DEED BOOK 2196 AT PAGE 336 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE.
- TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHY SHEET NO. 122.
- A FIRE HYDRANT SHALL BE LOCATED WITHIN 500 FEET OF THE MOST REMOTE POINT OF THE PROPOSED BUILDING PER APPLICABLE CODE REQUIREMENTS.
- THE LANDSCAPED SIDE YARD ALONG THE SOUTH PROPERTY LINE (PARALLEL THE SERVICE ACCESS DRIVE, VARIES FROM THE REQUIRED 10 FEET TO A MAXIMUM OF 28 FEET IN WIDTH. NO GRADING WILL OCCUR IN THIS AREA. WHERE SUFFICIENT NATURAL VEGETATION OCCURS TO FORM A SCREEN TO THE ADJACENT RESIDENTIAL PROPERTY, IT WILL BE RETAINED. WHERE THE NATURAL VEGETATION IS INSUFFICIENT, NEW LANDSCAPING WILL BE INSTALLED PER NOTE #6.
- THE DUMPSTER WILL BE SCREENED WITH A MINIMUM 7 FOOT HIGH MASONRY WALL.



R-12MF(CD)
 193-061-04
 STEPHEN R. WALSH



SECTION A-A'
 20' LANDSCAPED REAR YARD



R-6MF(CD)
 193-081-06
 LANDSTAR DEVELOPMENT CO.

B-1(CD)
 193-081-24
 LANDSTAR DEVELOPMENT

R-12MF(CD)
 193-081-05
 CALIBRE & WHITE OAK LTD.

**GIFFORD
 NIELSON
 ASSOCIATES**
 incorporated

C.D. REZONING SITE PLAN
 PROPERTY OF VICKIE F. FRESH
 EAST INDEPENDENCE BLVD., MECKLENBURG COUNTY, N.C.

PROJECT	27366
DATE	11/6/89
DESIGN	TLH
DRAWN	TLH/TAL
CHECK	
REVISIONS	
12/15/89	pa Staff/comm
90-2(c)	VICKIE FRESH
SHEET	