

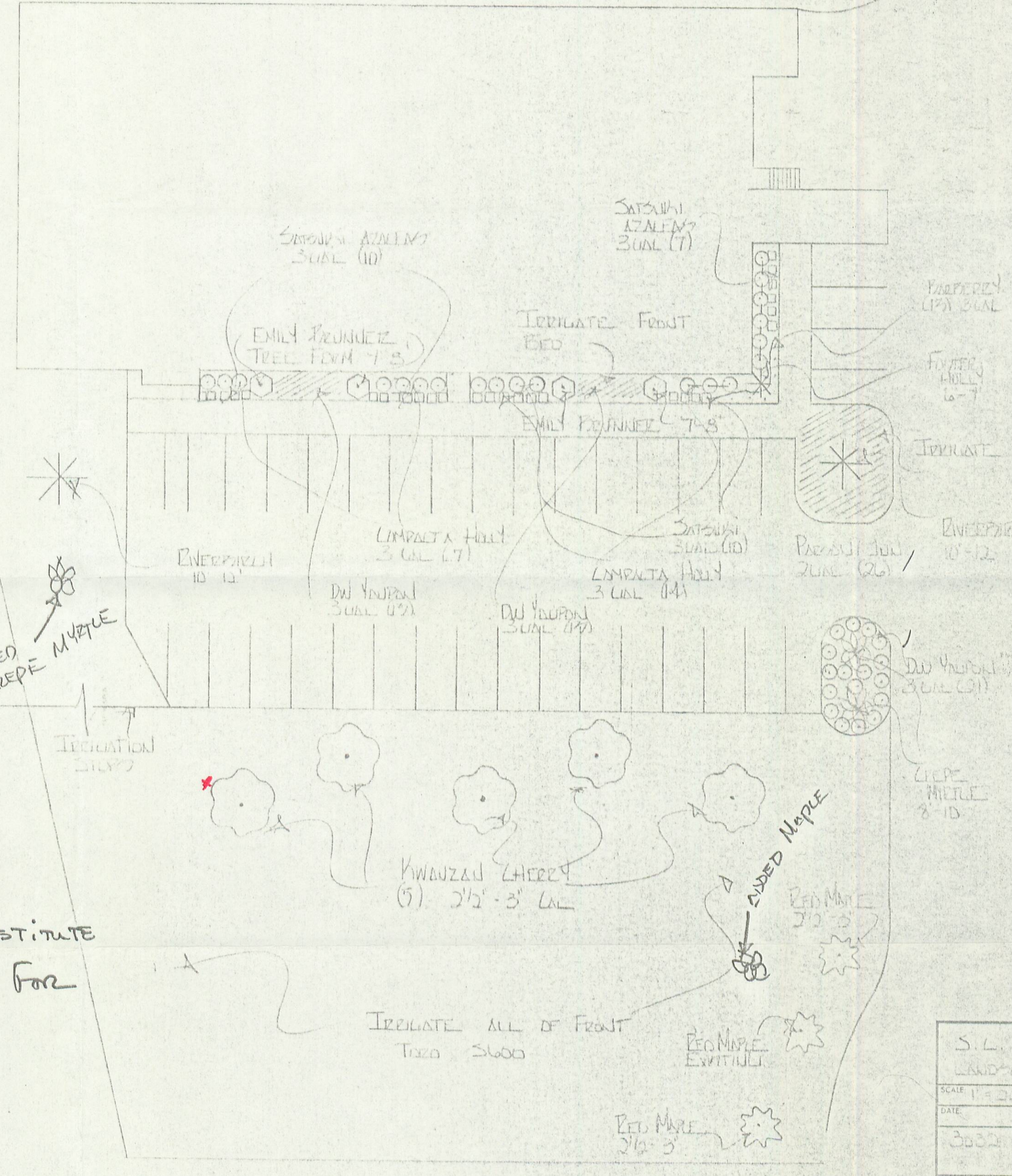
revised landscape plan

TO BE ORDERED

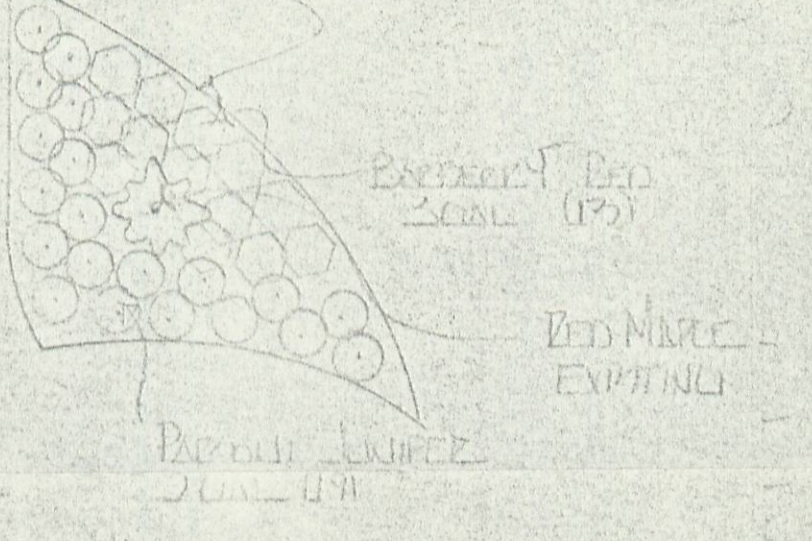
\* ADDED WILLOW OAK

ADDED CREPE MYRTLE

REVISSED LANDSCAPE PLAN. REVISED TO SUBSTITUTE KWANZAN CHERRIES FOR RED MAPLES.  
-07/19/91  
X.H.M.



- NOTE:
- A. TREE SPECIES, PLANTING AND CARE TO BE PERFORMED. ALL OTHERS TO BE PERFORMED.
  - B. ALL OF FRONT LAWN TO BE IRRIGATED. ALL FRONT OF BUILDING AND TERRACE.
  - C. 4" DRAINAGE PIPING INSTALLED TO BE LOCATED AT OWNER'S EXPENSE.
  - D. ALL TREES AND PLANTS TO BE IRRIGATED.



received 05/30/91

S.L. HONDROS AND ASSOCIATES, INC. LANDSCAPE AND IRRIGATION PLAN		
SCALE: 1" = 20'-0"	APPROVED BY:	DRAWN BY:
DATE:	REVISION:	REVISION:
3000 STEWART CREEK PARK		
BY: [Signature]	DATE: 12/21/90	DRAWING NUMBER: 865-9936

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

DATE: December 21, 1990

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Crawford, Jr.  
Planning Director

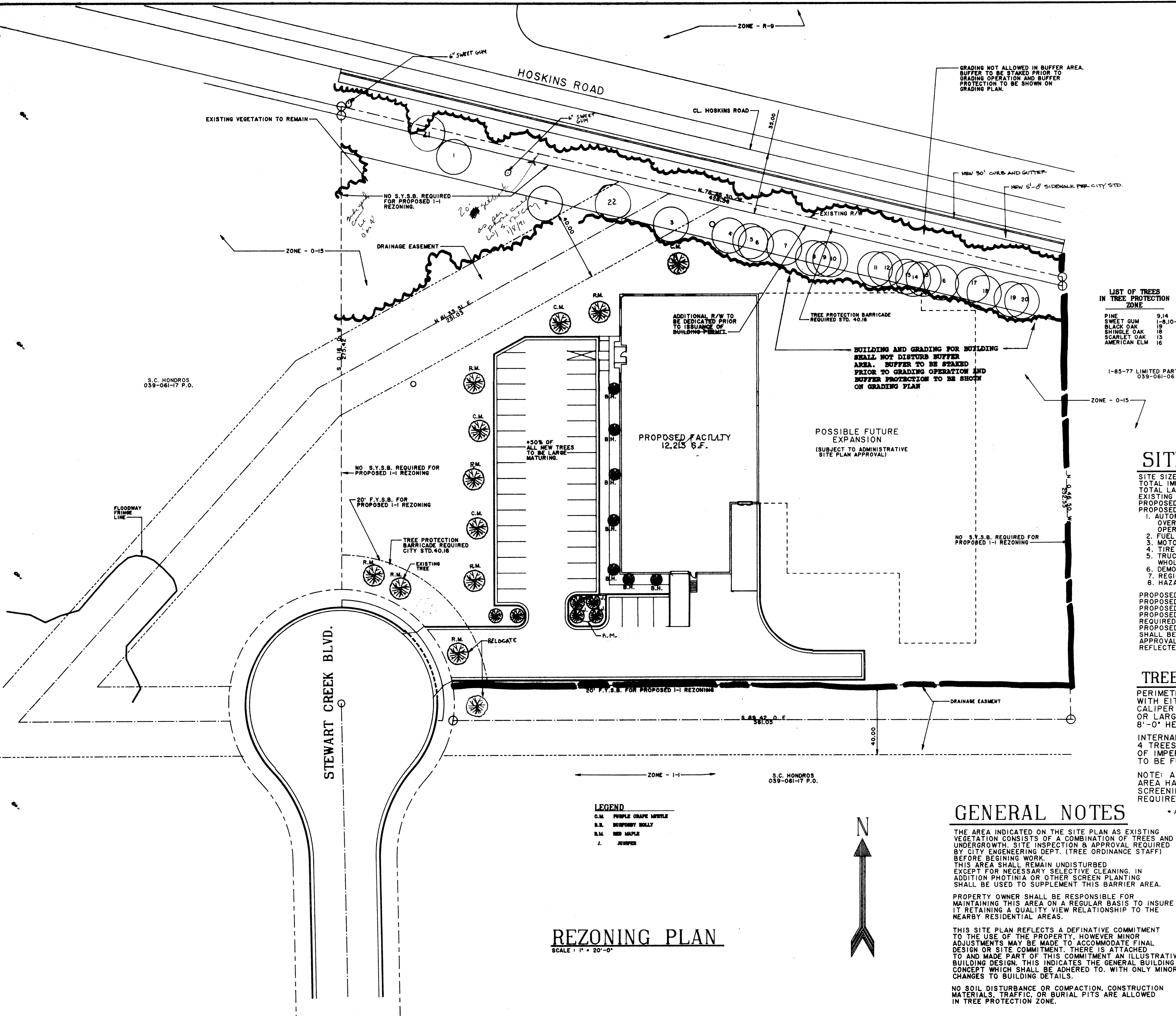
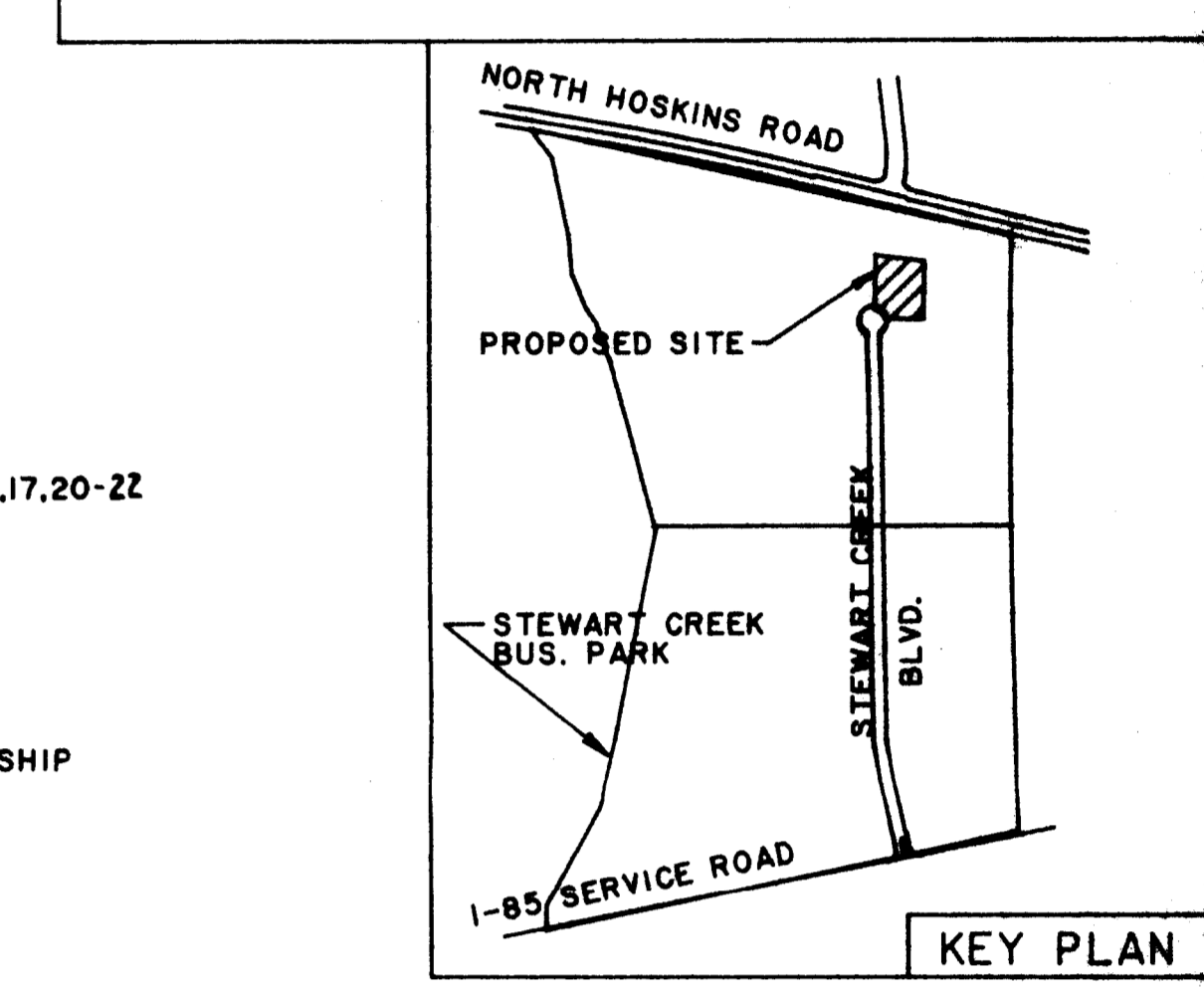
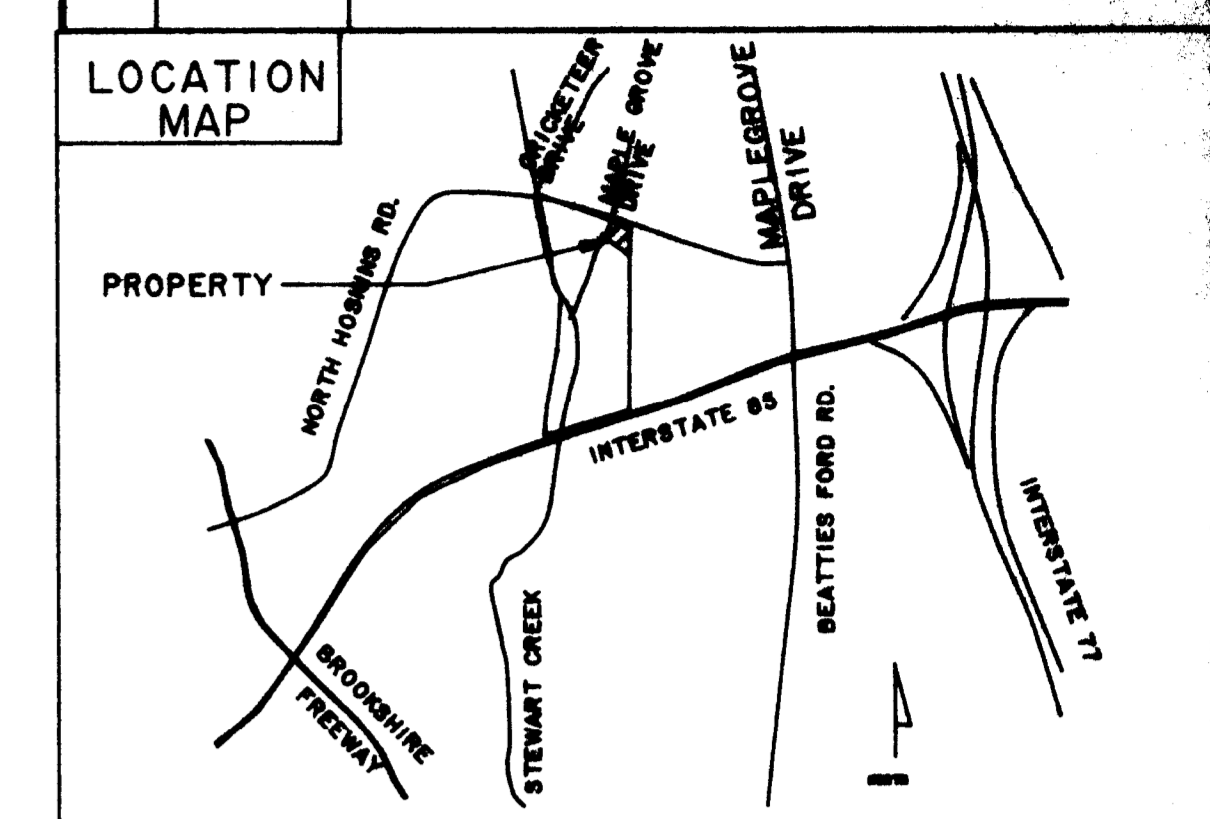
SUBJECT: Administrative Approval for Petition #90-27 by S.C. Hondros and Associates Inc., Tax Parcel #039-061-17 P.O.

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to shift the building 20' to the east to avoid a sewer right-of-way and the Stewart Creek Floodway.

Pursuant to the authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRCjr/KHM:sls  
Attachment

REVISIONS		
NO.	DATE	DESCRIPTION



**LIST OF TREES IN TREE PROTECTION ZONE**

PINE	9,14
SWEET GUM	1-8,10-12,15,17,20-22
BLACK OAK	19
SHINGLE OAK	18
SCARLET OAK	13
AMERICAN ELM	16

1-85-77 LIMITED PARTNERSHIP  
039-061-06

**SITE DATA**

SITE SIZE: 2.79 ACRES  
 TOTAL IMPERVIOUS AREA: 0.76 ACRES  
 TOTAL LANDSCAPE AREA: 2.03 ACRES  
 EXISTING ZONING: 0-15  
 PROPOSED ZONING: I-1(CD)  
 PROPOSED PERMITTED USAGE NOT TO BE USED:  
 1. AUTOMOBILE REPAIR GARAGE INCLUDING ENGINE OVERHAUL, BODY AND PAINT JOB AND SIMILAR OPERATIONS.  
 2. FUEL OIL DISTRIBUTION  
 3. MOTORCYCLE RETAIL SALES AND REPAIR  
 4. TIRE RECAPPING AND RETREADING  
 5. TRUCKS, TRACTOR AND TRAILER UNITS, RETAIL AND WHOLESALES SALES  
 6. DEMOLITION LANDFILL  
 7. REGIONAL FUEL STORAGE FACILITIES  
 8. HAZARDOUS MATERIAL STORAGE (AS A PRINCIPAL USE)

PROPOSED PHASE I MAXIMUM BUILDING AREA 12,213 S.F.  
 PROPOSED MANUFACTURING AREA: 9,213 S.F.  
 PROPOSED OFFICE AREA: 3,000 S.F.  
 PROPOSED PARKING: 37 SPACES  
 REQUIRED PARKING: 30 SPACES  
 PROPOSED PHASE 2 (NOT TO CONSIST OF MORE THAN 21,000 S.F.) SHALL BE SUBJECT TO PLANNING STAFF SITE PLAN REVIEW AND APPROVAL, AND EXPANSION SHALL RETAIN THE DESIGN COMMITMENT REFLECTED IN THE ATTACHED ILLUSTRATIVE BUILDING ELEVATION.

**TREE ORDINANCE**

PERIMETER PLANTING STRIP, 8'-0" WIDTH, WITH EITHER SMALL MATURING TREES, MIN. 2" CALIPER AND 8'-0" HEIGHT, SPACED 30'-0" O.C. OR LARGE MATURING TREES, MIN. 2" CALIPER AND 8'-0" HEIGHT, SPACED 40'-0" O.C.

INTERNAL PLANTING REQUIRED  
 4 TREES REQUIRED (1 TREE/ 10,000 S.F. OF IMPERVIOUS AREA) NO PARKING SPACE TO BE FURTHER THAN 60' FROM A TREE.

NOTE: AT NO POINT WILL ANY IMPERVIOUS AREA HAVE LESS THAN 10% LANDSCAPING. SCREENING (MIN. 3'-0" HIGH SHRUB.) IS REQUIRED AT HOSKINS ROAD AREA.

**GENERAL NOTES**

THE AREA INDICATED ON THE SITE PLAN AS EXISTING VEGETATION CONSISTS OF A COMBINATION OF TREES AND UNDERGROWTH. SITE INSPECTION & APPROVAL REQUIRED BY CITY ENGINEERING DEPT. (TREE ORDINANCE STAFF) BEFORE BEGINNING WORK.  
 THIS AREA SHALL REMAIN UNDISTURBED EXCEPT FOR NECESSARY SELECTIVE CLEANING. IN ADDITION PHOTINIA OR OTHER SCREEN PLANTING SHALL BE USED TO SUPPLEMENT THIS BARRIER AREA.

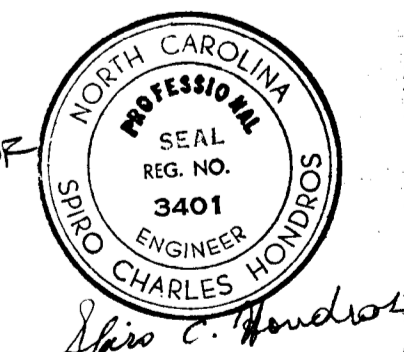
PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THIS AREA ON A REGULAR BASIS TO INSURE IT RETAINING A QUALITY VIEW RELATIONSHIP TO THE NEARBY RESIDENTIAL AREAS.

THIS SITE PLAN REFLECTS A DEFINITIVE COMMITMENT TO THE USE OF THE PROPERTY. HOWEVER MINOR ADJUSTMENTS MAY BE MADE TO ACCOMMODATE FINAL DESIGN OR SITE COMMITMENT. THERE IS ATTACHED TO AND MADE PART OF THIS COMMITMENT AN ILLUSTRATIVE BUILDING DESIGN. THIS INDICATES THE GENERAL BUILDING CONCEPT WHICH SHALL BE ADHERED TO, WITH ONLY MINOR CHANGES TO BUILDING DETAILS.

NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, OR BURIAL PITS ARE ALLOWED IN TREE PROTECTION ZONE.

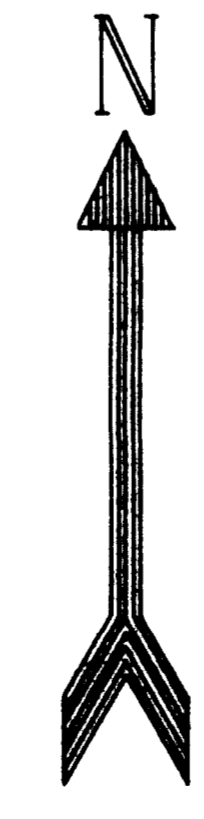
ATTACHED TO ADMINISTRATIVE APPROVAL DATED 12/21/90 BY MARTIN R. CRAIGH JR/USE

*Alvin C. Hendon*



**LEGEND**

C.M.	PURPLE GRAPE MYRTLE
S.B.	SUBSPINY BOLLW
R.M.	RED MAPLE
J.	JUNPER



**REZONING PLAN**

SCALE: 1" = 20'-0"

ISSUED BY:	DATE ISSUED:	ISSUED TO:	PART NO. OTHER: 89P009.D
<b>HARRIS ELECTRONICS</b> 3092 STEWART CREEK BLVD. CHARLOTTE, N.C.			
S.C. HONDROS & ASSOCIATES, INC. ENGINEERS & CONTRACTORS P.O. BOX 220456 CHARLOTTE, N.C. 28222 PH 377-4614			
OWN BY: JDS	DATE: 10-2-90	SCALE: 1" = 20'-0"	S-1 6