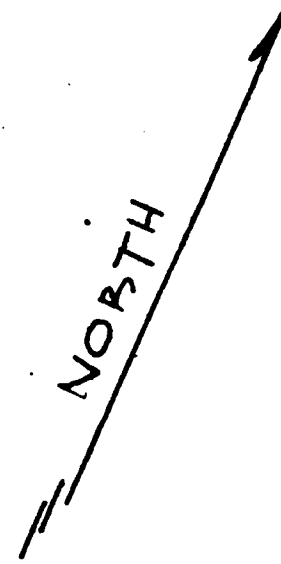


VICINITY MAP N.T.S.

R. NORMAN JUNKER
18919 HIGHWAY 75
HUNTERSVILLE, N.C. 28078
109-102-03

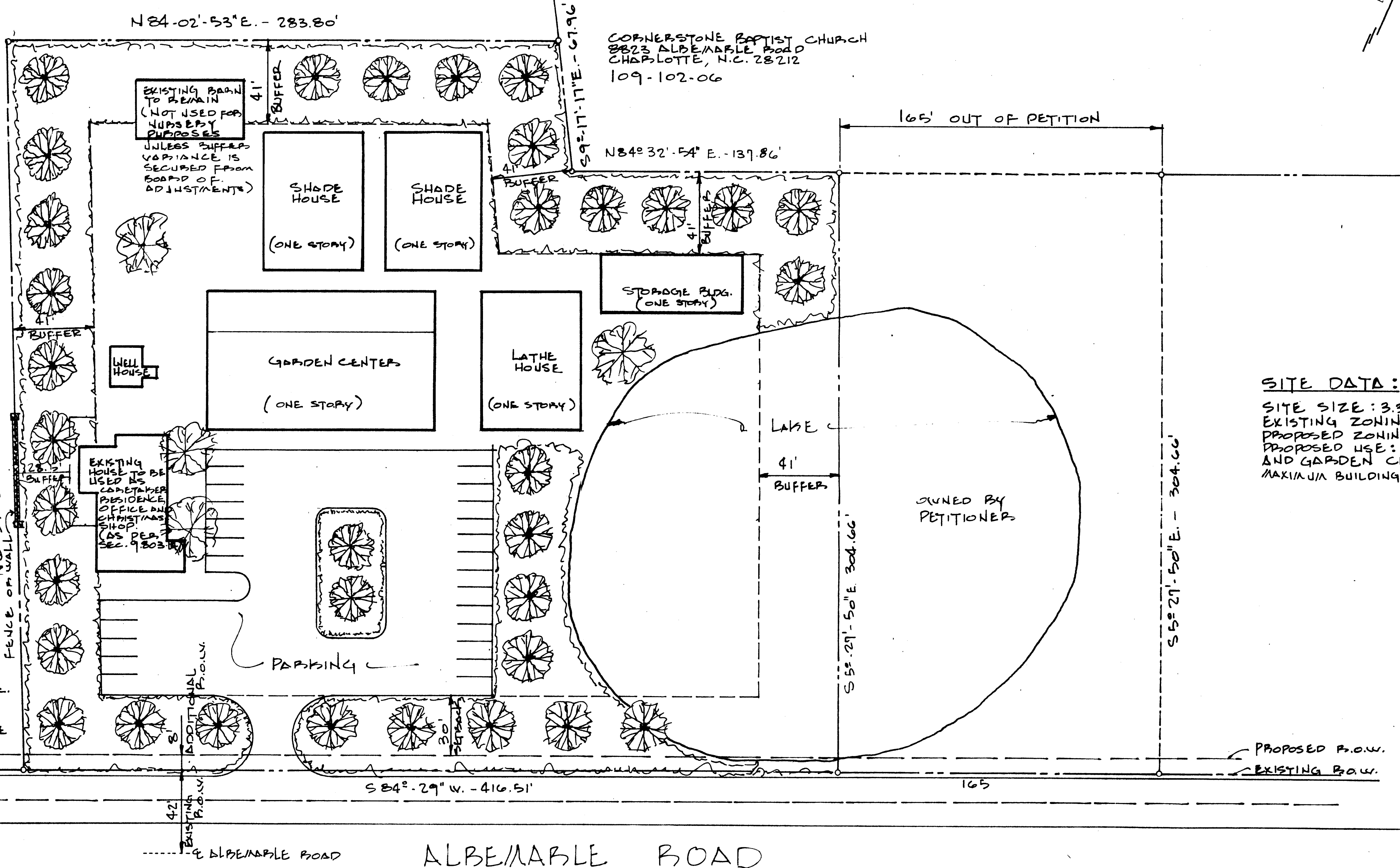
CORNERSTONE BAPTIST CHURCH
8823 ALBEMARLE ROAD
CHARLOTTE, N.C. 28212
109-102-06



R. NORMAN JUNKER
18919 HIGHWAY 75
HUNTERSVILLE, N.C. 28078
109-102-03

GENERAL NOTES:

1. WHILE THIS PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, MINOR RELOCATION AND DIMENSIONAL CHANGES IN BUILDINGS MAY OCCUR PROVIDED THE TOTAL PERMITTED BUILDING AREA IS NOT EXCEEDED.
2. RIGHT-OF-WAY EQUAL TO 50 FEET FROM CENTERLINE OF ALBEMARLE ROAD WILL BE DEDICATED FOR PUBLIC PURPOSES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (EXISTING RIGHT-OF-WAY IS LOCATED 42 FEET FROM CENTERLINE.)
3. THE BUFFER AREAS SHALL BE IMPROVED USING BOTH EXISTING VEGETATION AND ADDED TREES AND SHRUBS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF SECTION 12.302 OF THE CHARLOTTE ZONING ORDINANCE.
4. SCREENING TO BE INSTALLED AROUND PARKING AREAS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 12.303 OF THE CHARLOTTE ZONING ORDINANCE.
5. SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 13 OF THE CHARLOTTE ZONING ORDINANCE.
6. STORMWATER CONTROLS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF APPLICABLE REGULATIONS UTILIZING TO THE EXTENT FEASIBLE THE EXISTING LAKE.
7. PARKING SHALL BE PROVIDED TO MEET OR EXCEED ZONING ORDINANCE REQUIREMENTS.
8. THE BUFFER ALONG THE EASTERLY PROPERTY LINE (WHERE REQUIRED) SHALL BE INSTALLED TO MEET ORDINANCE STANDARDS OR BE APPROVED AS "ALTERNATIVE BUFFER" UNDER SECTION 12.304



SITE DATA:
 SITE SIZE: 3.39 ACRES
 EXISTING ZONING: P-3
 PROPOSED ZONING: B-1 (CO)
 PROPOSED USE: NURSERY (PLANT) AND GARDEN CENTERS
 MAXIMUM BUILDING AREA: 30,000 SQ. FT.

MAYE B. JUNKER BY ENTIRETY ET. AL
1921 QUEENS ROAD
CHARLOTTE, N.C. 28207
109-301-12

MAYE B. JUNKER BY ENTIRETY ET AL
1921 QUEENS ROAD
CHARLOTTE, N.C. 28207
109-301-55

JAMES L. WYLIE, SR. EST.
1458 CAMELOT LANE
TUCKER, GA. 30084
109-301-10

FOR PUBLIC HEARING

REZONING PLAN FOR:	
NORWOOD GARDEN CENTERS	
SCALE 1"=30'	DRAWN MEL ACKIE
APPROVED BY CITY COUNCIL	
DATE January 19, 1993	DRAWING NUMBER
92-10	