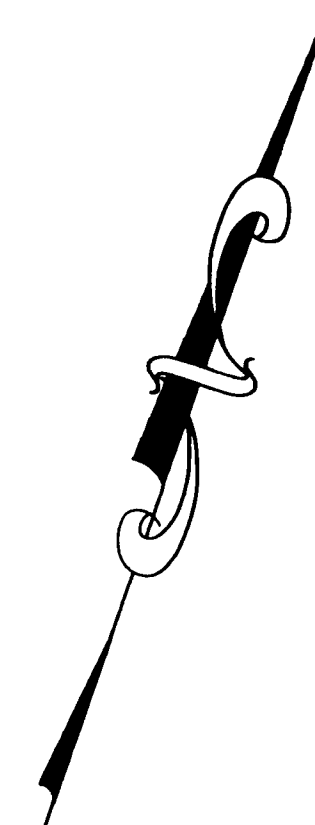


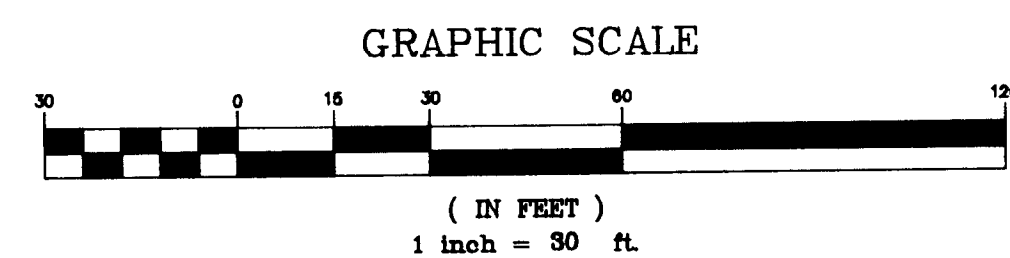
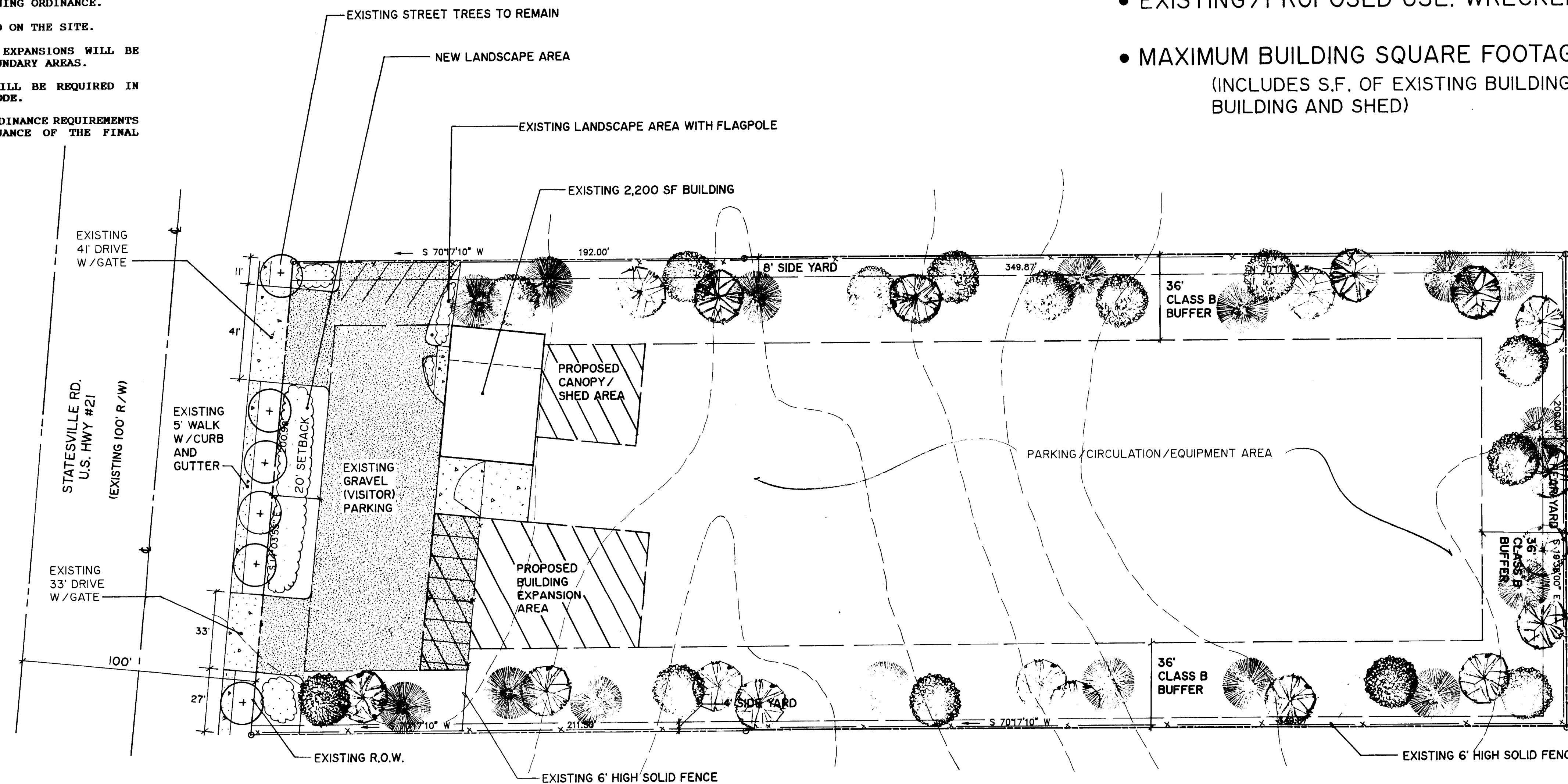
**SITE DATA**

- PRESENT ZONING: R - 4
- PROPOSED ZONING: B - 2 (CD)
- TOTAL ACREAGE: 2.44 ACRES
- YARD REQUIREMENTS:
  - MINIMUM SETBACK: 20'
  - MINIMUM SIDE YARDS: 8' / 4'
  - MINIMUM REAR YARD: 10'
- BUFFER REQUIREMENTS:
  - 36 FOOT WIDE CLASS B BUFFER REQUIRED
- EXISTING / PROPOSED USE: WRECKER SERVICE
- MAXIMUM BUILDING SQUARE FOOTAGE: 5,800 SF  
(INCLUDES S.F. OF EXISTING BUILDING, PROPOSED BUILDING AND SHED)



**NOTES:**

1. THIS SITE PLAN REPRESENTS EXISTING CONDITIONS, AS WELL AS PROPOSED EXPANSION AREAS. THE PLAN IS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO BUILDING/PARKING/CIRCULATION ARRANGEMENTS. HOWEVER, MINOR CHANGES TO THE LAYOUT ARE PERMITTED BASED UPON FINAL DESIGN NEEDS.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH SIGNAGE, SCREENING, BUFFERING, LANDSCAPING, AND OFF-STREET PARKING REQUIREMENTS, AS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. NO STORAGE OF VEHICLES SHALL BE PERMITTED ON THE SITE.
4. THE PROPOSED BUILDING AND CANOPY SHED EXPANSIONS WILL BE ALLOWED WITHIN THE BUILDING EXPANSION BOUNDARY AREAS.
5. TREE PROTECTION AND/OR TREE PLANTING WILL BE REQUIRED IN ACCORDANCE WITH CHAPTER 21 OF THE CITY CODE.
6. BUFFER IMPROVEMENTS, SCREENING AND TREE ORDINANCE REQUIREMENTS WILL BE IMPLEMENTED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.



APPROVED BY CITY COUNCIL  
DATE *July 19, 1993*

OWNER: LARRY CAMPBELL'S TOWING AND RECOVERY, INC.  
LOCATION: 4724 STATESVILLE AVENUE, CHARLOTTE, NORTH CAROLINA

Project No.	<b>31226.00</b>
Checked by	TLH
Drawn by	PBB
Date	2/1/93
Revisions	
3/22/93 PER STAFF	
Sheet	

GNA DESIGN ASSOCIATES, INC.  
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