

DEVELOPMENT DATA:

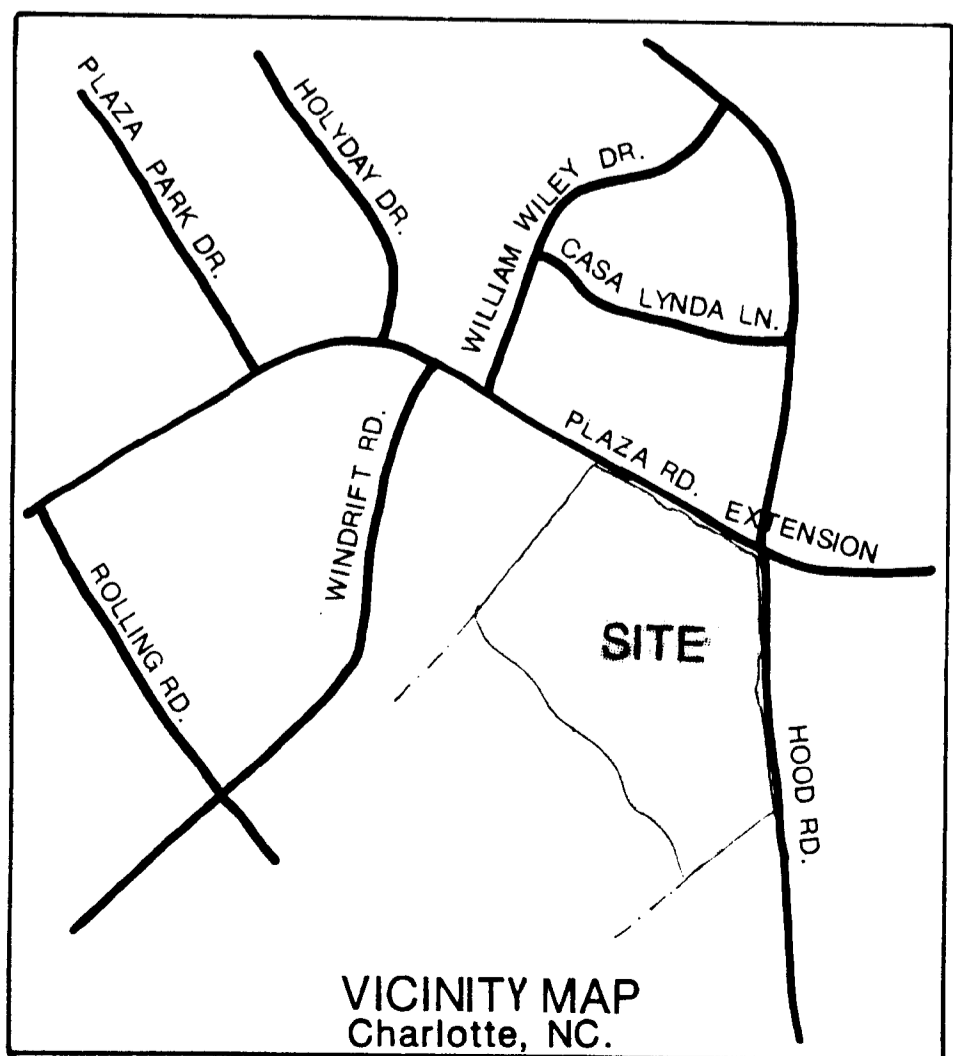
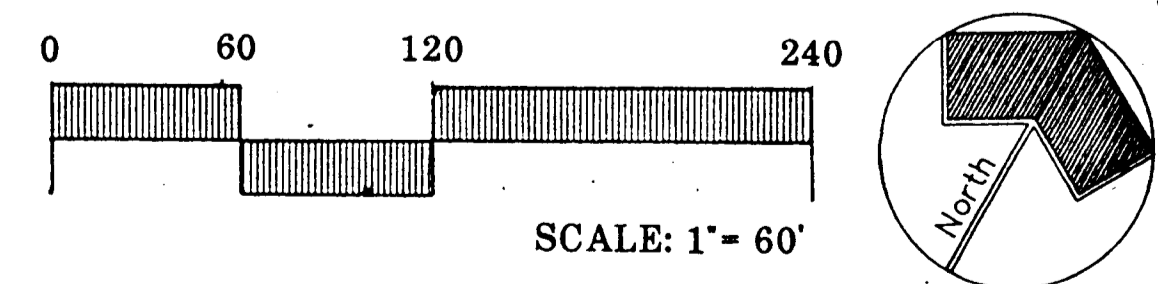
SITE AREA: **14.9 Ac**
 EXISTING ZONING: **R-3**
 PROPOSED ZONING: **B-1(CD)**
 PROPOSED USE: **NEIGHBORHOOD CONVENIENCE SHOPPING CENTER**
 MAXIMUM BLDG. AREA: **70,000 S.F.**
 PARKING: **TO MEET OR EXCEED ORDINANCE REQUIREMENTS**

NOTES:

1. This site plan is intended to show only general development character. Minor adjustments in building, drive and parking lot size and arrangement will be permitted to accommodate final architectural designs and to adjust to site features. Buildings shall be constructed within "Building Limits" line shown on plan.
2. Boundary information taken from deeds. Topographic information taken from Mecklenburg County aerial topographic maps.
3. Maximum building height shall be 40'.
4. Parking and loading space shall be provided which meets or exceeds the requirements of Mecklenburg County parking and loading regulations.
5. Driveways shown shall be subject to final design approval of NCDOT and Mecklenburg County Engineering Department.
6. Left turn lanes shall be provided by petitioner/owner on both Hood Rd. and Plaza Rd. at the proposed public streets, provided adequate public R/W exists to allow such widening.
7. Screening and buffers shall be provided in accordance with the applicable sections of the Mecklenburg County Zoning Ordinance. Trees and existing vegetation may be used as alternative screening and buffering in accordance with Section 12.304 and with the approval of the zoning administrator.
8. Buffers and screening may be crossed by public and private utility lines, provided the requirements of Section 12.302 (12) are met.
9. Stormwater management and erosion control measures will be provided in accordance with the applicable regulations in effect at the time of development. Stormwater management may be provided in the low area along Hood Road. Stormwater management facilities shall be designed to minimize disturbance of existing tree cover in setback area. It is not anticipated that stormwater detention will create a problem for the existing trees to remain, as noted in Note 11 below.
10. Signage will be in accordance with the applicable regulations and ordinance.
11. Existing trees in dense wooded areas adjacent to Plaza and Hood Roads may be trimmed and selectively removed to allow for grading and utilities and to provide views from the street into the businesses. However, a majority of the existing large trees (10" DBH or larger) will be preserved. A majority means more than half.
12. Right-of-way equal to 35' from centerlines of Plaza Road and Hood Road shall be dedicated prior to the issuance of a building permit.
13. Project signage shall be ground mounted; not more than 20 ft. high; with a maximum area of 80 sq. ft.
14. Parking lot lighting shall be no higher than 20 ft. and shall be designed to be directed away from adjacent properties.
15. Minor adjustments to this plan may be made if necessary to avoid grading in the 75' required Class B buffer.

APPROVED BY COUNTY COMMISSION
 DATE January 18, 1994

Proposed Rezoning Schematic Site Plan for Andy Dulin



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204 704/332-1204

DATE: 6/28/93, Pet. #93-25(c) DPR # 93011
 REVISED: 8/20/93. FOR PUBLIC HEARING PLAN

108-121-18
 Bunah A. Flenniken
 8309 Hood Road
 Charlotte, NC 28215

111-011-10
 Rodney L. Purser and Wife
 8215 Hood Road
 Charlotte, NC 28215