

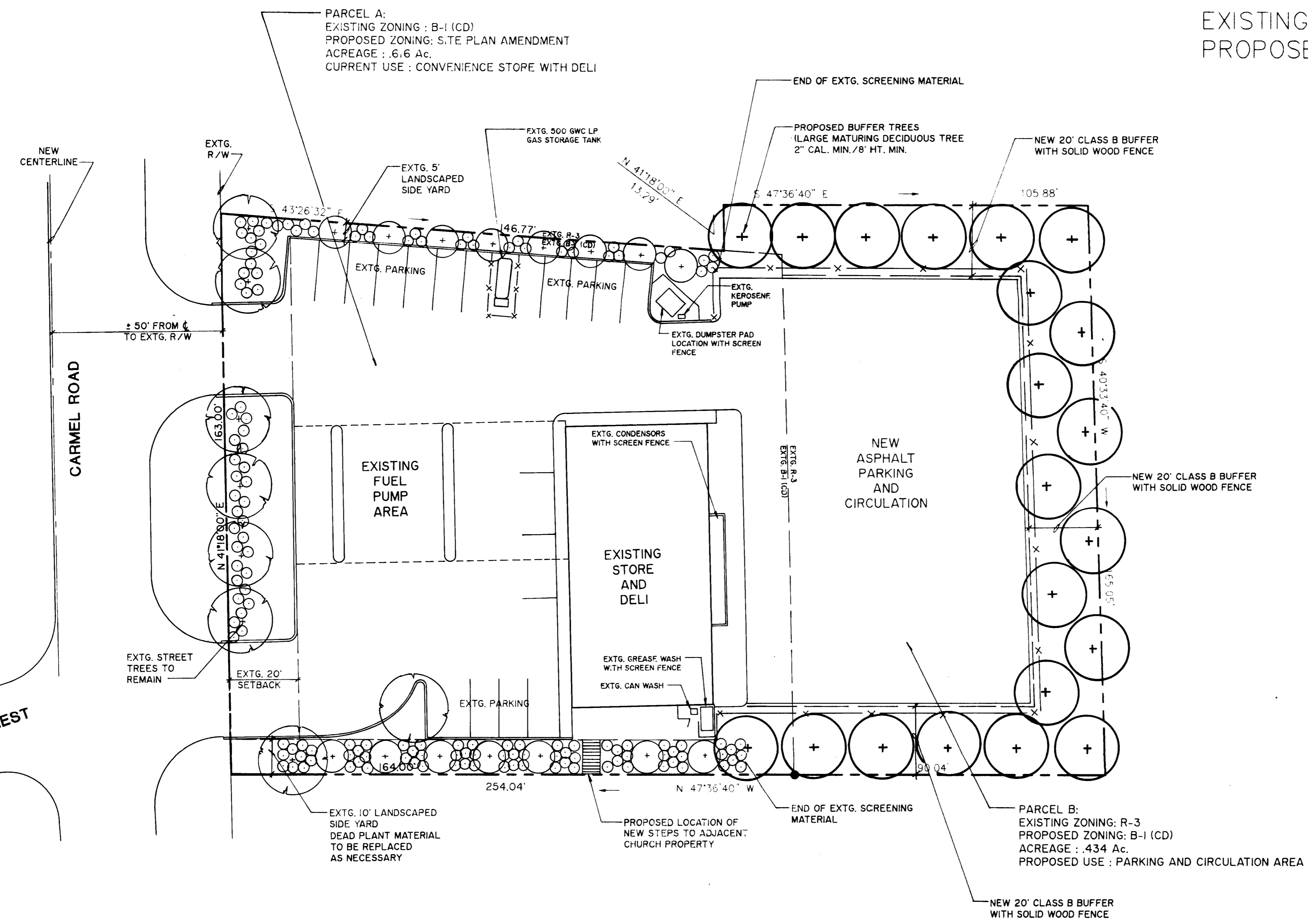
VICINITY MAP
N.T.S.

SITE DATA:

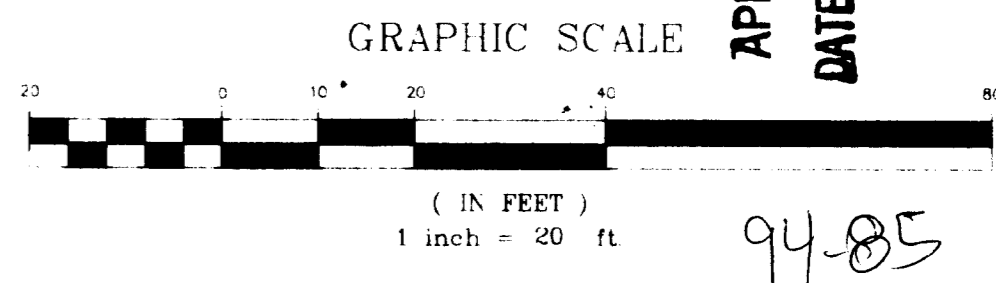
EXISTING ZONING: B-1(CD) AND R-3
 PROPOSED ZONING: B-1(CD) AND SITE PLAN AMENDMENT
 TOTAL ACREAGE: .93 ACRES (PARCEL A AND B)
 EXISTING SQUARE FOOTAGE: 3,300 S.F. (EXTG. STORE & DELI)
 (PLUS COMPLETE USE OF EXISTING ATTIC/STORAGE SPACES - 1,050 S.F.)
 EXISTING PARKING: 18 SPACES
 PROPOSED PARKING: 30 SPACES (TOTAL = 48 SPACES)
 28 TOTAL SPACES REQUIRED

GENERAL NOTES:

- WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, SLIGHT MODIFICATIONS TO THE SHAPE, SIZE, AND LAYOUT IN THE PROPOSED PARKING LOT MAY OCCUR AS PART OF THE FINAL SITE DESIGN.
- PARKING SHALL BE PROVIDED AS REQUIRED IN SECTION 12.204 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- SIGNAGE SHALL BE PERMITTED AS ALLOWED BY CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- AS SHOWN ON THIS SITE PLAN, THE EXISTING TREE PLANTING AND INTERNAL LANDSCAPING EXCEEDS THE CURRENT CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS. AN 8 FOOT PLANTING STRIP EXISTS IN BACK OF THE NEW R.O.W. LINE, IN COMPLIANCE WITH TREE ORDINANCE REQUIREMENTS.
- A 20 FOOT CLASS B BUFFER ASSOCIATED WITH THE NEW PARKING LOT EXPANSION AREA WILL BE IMPROVED WITH A SOLID WOOD FENCE IN ACCORDANCE WITH ORDINANCE REQUIREMENTS. IN CONJUNCTION WITH THE FENCE, THIS BUFFER WILL ALSO BE IMPROVED WITH LARGE MATURING DECIDUOUS TREES.
- A 5 FOOT AND A 10 FOOT LANDSCAPED SIDE YARD EXISTS ALONG THE NORTH AND SOUTH PROPERTY LINES. THESE AREAS HAVE BEEN IMPROVED USING A COMBINATION OF EVERGREEN SHRUBS AND TREES. SHRUBS WERE A MINIMUM OF 3 FEET IN HEIGHT AT THE TIME OF PLANTING AND WERE SPACED 5 FEET APART. THE EVERGREEN TREES WERE A MINIMUM OF 8 FEET IN HEIGHT AT THE TIME OF PLANTING AND ARE SPACED 12 FEET APART.
- STORM WATER DETENTION WAS PROVIDED IN ACCORDANCE WITH YOUR SPECIFICATIONS OF THE CITY ENGINEERING DEPARTMENT. ANY ADDITIONAL DETENTION THAT MAY BE REQUIRED FOR THE NEW PARKING EXPANSION MAY BE ACCOMPLISHED BY A COMBINATION OF SURFACE AND UNDERGROUND STORAGE AND WILL NOT ENCRUCH INTO THE YARD AREAS.
- BOUNDARY SURVEY TAKEN FROM A BOUNDARY SURVEY FOR A TRACT BY JAMES M. HONEYCUT NCRLS #1-1360, DATED AUGUST 28, 1974, AS ALSO DESCRIBED IN DEED BOOK 1168, PAGE 051 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE.
- PURSUANT TO PREVIOUS RIGHT-OF-WAY DEDICATION BY THE PETITIONER, SUFFICIENT RIGHT-OF-WAY ALONG CARMEL ROAD EXISTS TO CONSTRUCT PLANNED WIDENING/IMPROVEMENTS TO CARMEL ROAD IN ACCORDANCE WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PLANS AND SUFFICIENT FOR THOROUGHFARE RIGHT-OF-WAY NEEDS.
- NO MECHANICAL EQUIPMENT CAN BE PLACED IN THE REQUIRED SIDE OR REAR YARDS OR IN THE BUFFER AREAS EXCEPT AS SHOWN.
- THE EXISTING PROPANE GAS TANK AND DUMPSTER SHALL BE RELOCATED TO THE NEW REAR PARKING LOT.
- THE REAR PARKING LOT SHALL BE SECURE BY WAY OF A GATE, WHICH SHALL BE CLOSED BY 8:00 PM.



APPROVED BY CITY COUNCIL
 DATE December 5, 1994



GNA DESIGN ASSOCIATES, Inc.
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 Surveying • Landscape Architecture • Civil Engineering

REVISED FOR PUBLIC HEARING PETITION #94-85
 BLANCHARD'S STORE AND DELI
 5721 CARMEL ROAD CHARLOTTE, NC
 SITE PLAN AMENDMENT/
 CD REZONING REQUEST

Project No. 26266.01
 Created by LH
 Drawn by PAB
 Date Drawn 6/14/94
 Revisions
 9/19/94 REV FOR PUBLIC HEARING
 10/10/94 PER CDOT
 Sheet 1 of 1