

VICINITY MAP  
NOT TO SCALE

TAX PARCEL #  
047-211-16  
CROWN AMERICAN CORP.  
ZONED O-15 (CD)

TAX PARCEL #  
047-211-09  
ALLEN H. TATE, JR.  
ZONED O-15 (CD)

TAX PARCEL #  
047-211-15  
(A PORTION OF)  
COLLEGETOWN PROPERTIES  
LIMITED PARTNERSHIP  
ZONED O-2

TAX PARCEL #  
047-211-21  
VILLAGE 04'S - PROPERTIES  
ZONED B-1 (CD)

TAX PARCEL #  
047-211-04  
MARRIOTT RESIDENCE  
INN II LIMITED  
PARTNERSHIP  
ZONED O-6 (CD)

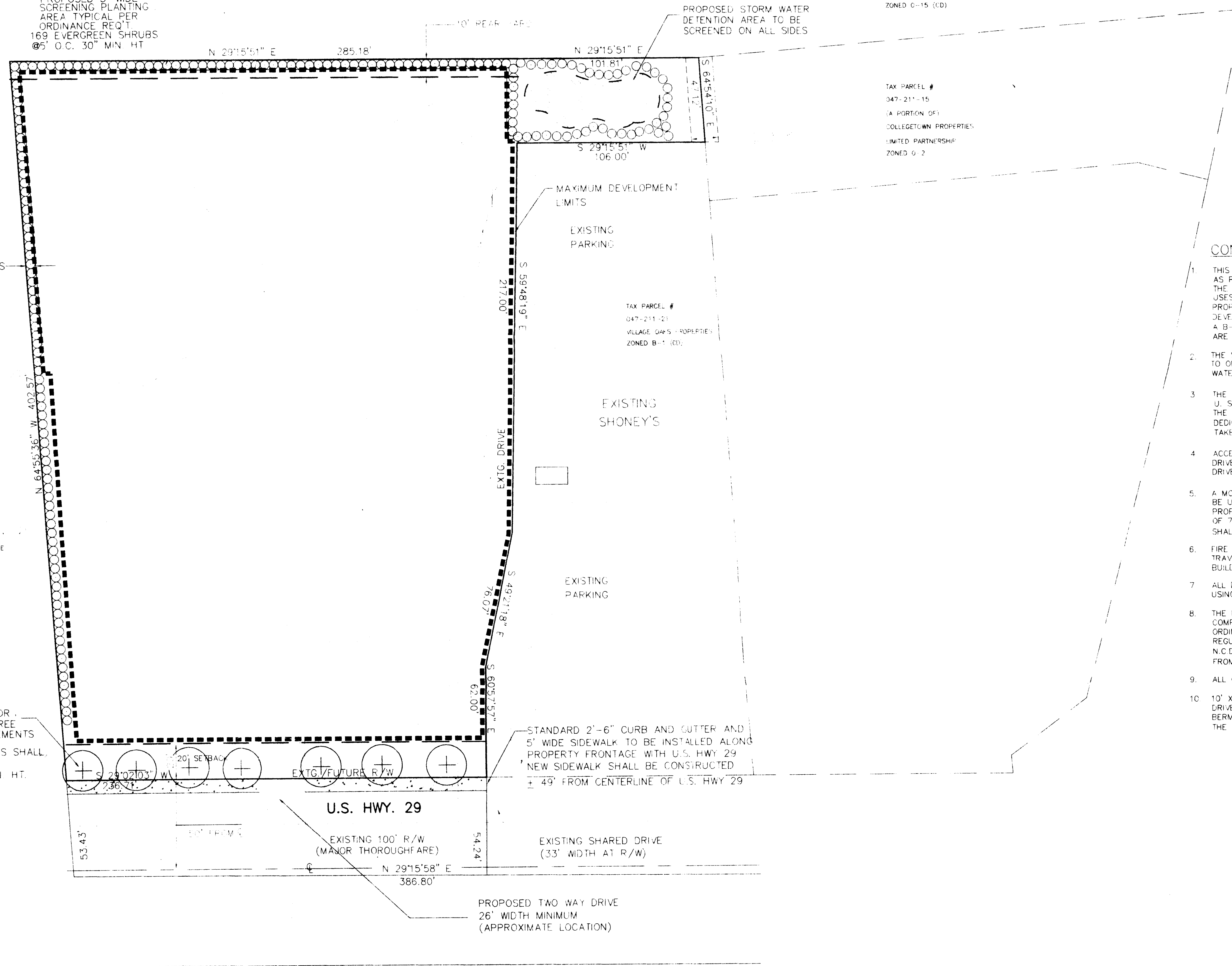
PROPOSED 5' WIDE  
SCREENING PLANTING  
AREA TYPICAL PER  
ORDINANCE REQ'T  
169 EVERGREEN SHRUBS  
@5' O.C. 30" MIN HT

PROPOSED STORM WATER  
DETENTION AREA TO BE  
SCREENED ON ALL SIDES

5' MIN. SIDE YARD  
REQUIRED ALONG THIS  
PROPERTY LINE

PROPOSED LARGE  
MATURING TREES FOR  
PERIMETER STRIP TREE  
ORDINANCE REQUIREMENTS  
THESE STREET TREES SHALL  
BE RED MAPLES -  
2" CAL. MIN./8' MIN HT.

STANDARD 2'-6" CURB AND CUTTER AND  
5' WIDE SIDEWALK TO BE INSTALLED ALONG  
PROPERTY FRONTAGE WITH U.S. HWY 29  
NEW SIDEWALK SHALL BE CONSTRUCTED  
± 49' FROM CENTERLINE OF U.S. HWY 29

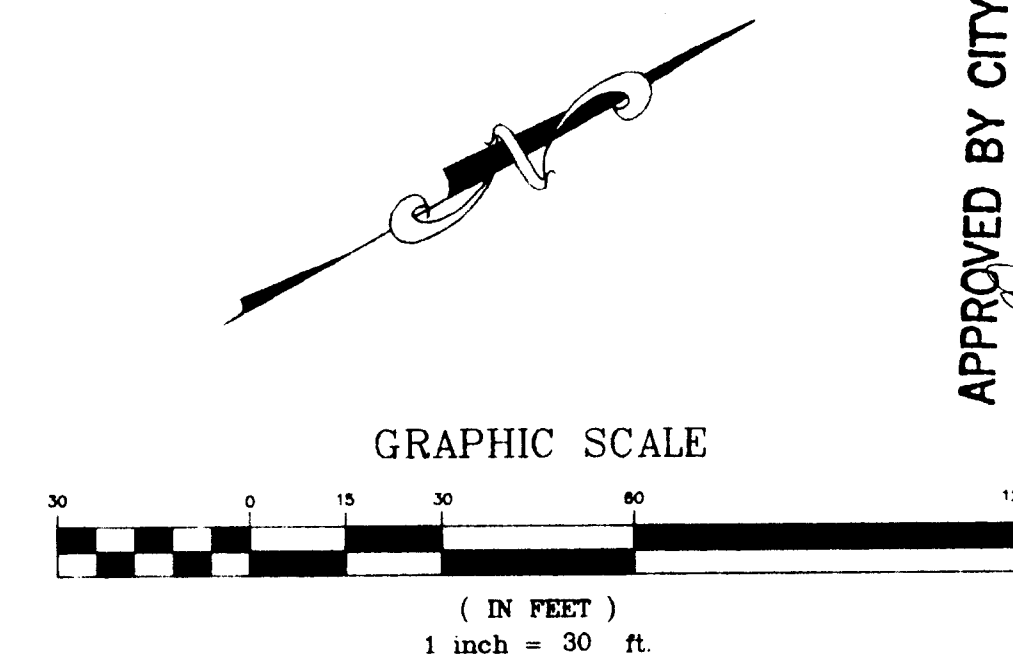


**SITE DATA:**  
**EXISTING ZONING:** O-2  
**PROPOSED ZONING:** B-2 (CD)  
**PARCEL SIZE:** 2.541 ACRES  
**EXISTING USE:** VACANT  
**PROPOSED USES:** RETAIL, RESTAURANT OR OFFICE USES  
AS ALLOWED IN THE B-1 DISTRICT  
HOTEL/MOTEL USE  
**MAXIMUM S. F. :** 70,000 S.F. MAXIMUM

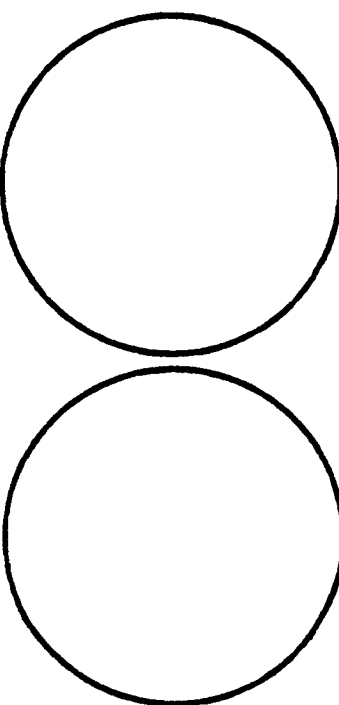
**CONDITIONAL NOTES**

1. THIS PLAN LIMITS USES TO RETAIL, RESTAURANT, AND OFFICE USES AS PERMITTED BY RIGHT IN THE B-1 DISTRICT AND A HOTEL/MOTEL USE. THE PETITIONER MAY DEVELOP THIS SITE WITH A COMBINATION OF THESE USES, DEPENDENT UPON FINAL DEVELOPMENT REQUIREMENTS. THE PROPOSED DEVELOPMENT WILL OCCUR WITHIN THE LIMITS OF MAXIMUM DEVELOPMENT AREA AS INDICATED ON THIS PLAN. THE SOLE USE REQUIRING A B-2 CLASSIFICATION WILL BE A HOTEL OR MOTEL. NO OTHER B-2 USES ARE PERMITTED.
2. THE SITE SHALL COMPLY WITH APPLICABLE REGULATIONS PERTAINING TO OFF STREET PARKING, SCREENING, TREE ORDINANCE AND STORM WATER DETENTION.
3. THE PETITIONER SHALL DEDICATE SUFFICIENT RIGHT-OF-WAY ALONG U.S. 29 TO ESTABLISH A 50 FOOT RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF THE EXISTING 100 FOOT RIGHT-OF-WAY. DEDICATION OF ADDITIONAL RIGHT-OF-WAY (IF ANY IS REQUIRED) SHALL TAKE PLACE PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
4. ACCESS TO THE SUBJECT PROPERTY SHALL BE LIMITED TO ONE NEW DRIVE AND USE OF AN EXISTING DRIVE (WHICH WILL BE A SHARED DRIVE) ONTO U.S. 29.
5. A MONUMENT-TYPE SIGN, RATHER THAN A POLE OR PYLON SIGN, SHALL BE USED AS THE ALLOWABLE DETACHED IDENTIFICATION SIGN FOR THIS PROPERTY. THE MONUMENT SIGN SHALL BE LIMITED TO A MAXIMUM OF 75 S.F.. IF SUBDIVISION SHOULD OCCUR, THEN ONE SIGN PER PARCEL SHALL BE PERMITTED IN ACCORDANCE WITH APPLICABLE SIGN REGULATIONS.
6. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 L.F., AS THE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
7. ALL DUMPSTERS AND SERVICE AREAS SHALL BE SCREENED ON ALL SIDES USING A SOLID SCREEN WALL OR FENCE.
8. THE NUMBER OF PARKING SPACES ASSOCIATED WITH THE FINAL USES SHALL COMPLY WITH THE NUMBER REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE. PARKING LAYOUT WILL BE IN COMPLIANCE WITH C.D.O.T. REGULATIONS. DRIVEWAY PERMITS WILL BE IN ACCORDANCE WITH C.D.O.T. AND N.C.D.O.T. REQUIREMENTS. AN ENCROACHMENT AGREEMENT WILL BE OBTAINED FROM N.C.D.O.T. FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
9. ALL OUTDOOR LIGHTING WILL NOT EXCEED 35 FEET IN HEIGHT.
10. 10' X 70' SIGHT TRIANGLES SHALL BE RESERVED ON EACH SIDE OF ALL DRIVEWAYS TO MEET SIGHT DISTANCE REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND IDENTIFICATION SIGNS WILL NOT BE LOCATED IN THE SIGHT TRIANGLE AREA.

APPROVED BY CITY COUNCIL  
DATE: May 15, 1995



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PETITION #95-30 "AS FOR PUBLIC HEARING"

C.D. REZONING SITE PLAN FOR  
GOLDEN CORRAL RESTAURANT  
COLLEGETOWN PROPERTIES LIMITED PARTNERSHIP  
128 S. TRYON ST. SUITE 1850 CHARLOTTE, NC 28202

Project No.	35026
Drawn by	
Checked by	
Scale	
Date	
Sheet	1 of 1