

VICINITY MAP
(N.T.S.)

NATIONWIDE PROPERTIES, INC. & NITA, INC.
(NOW OR FORMERLY)
DEED: 9034-838
TAX CODE: 055-351-19
B-D ZONING DISTRICT

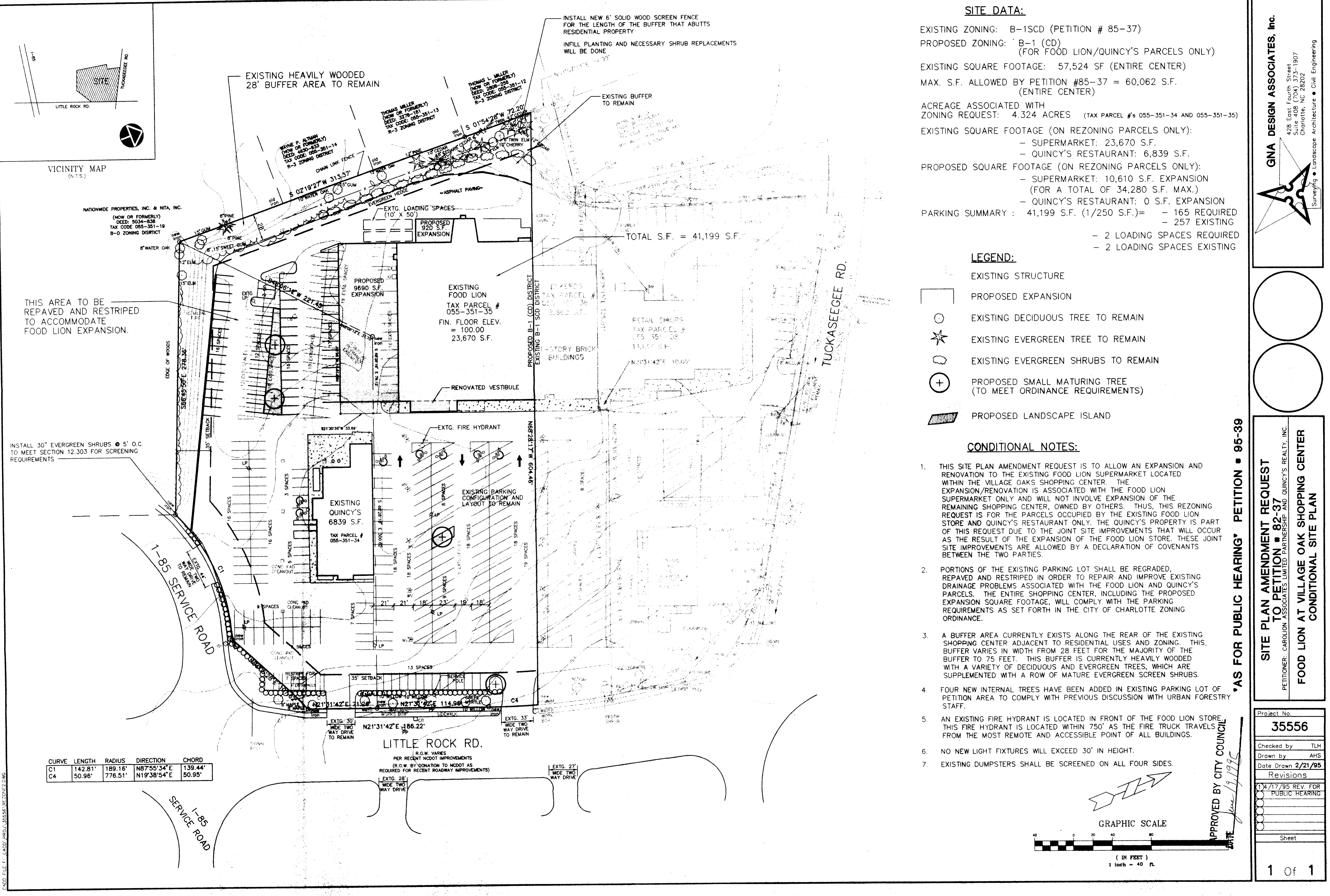
THIS AREA TO BE
REPAVED AND RESTRIPTED
TO ACCOMMODATE
FOOD LION EXPANSION.

INSTALL 30" EVERGREEN SHRUBS @ 5' O.C.
TO MEET SECTION 12.303 FOR SCREENING
REQUIREMENTS

EXISTING HEAVILY WOODED
28' BUFFER AREA TO REMAIN

INSTALL NEW 6' SOLID WOOD SCREEN FENCE
FOR THE LENGTH OF THE BUFFER THAT ABUTTS
RESIDENTIAL PROPERTY

INFILL PLANTING AND NECESSARY SHRUB REPLACEMENTS
WILL BE DONE



CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	142.81'	189.16'	N87°55'34"E	139.44'
C4	50.96'	776.51'	N19°38'54"E	50.95'

LITTLE ROCK RD.
R.O.W. VARIES
PER RECENT MCDOT IMPROVEMENTS
(R.O.W. BY DONATION TO MCDOT AS
REQUIRED FOR RECENT ROADWAY IMPROVEMENTS)

SITE DATA:

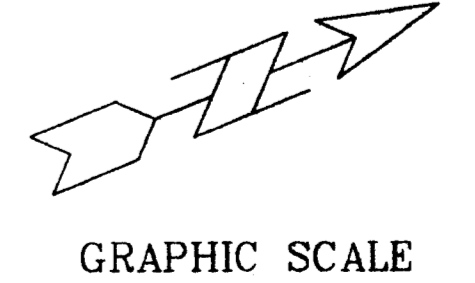
EXISTING ZONING: B-1SCD (PETITION # 85-37)
 PROPOSED ZONING: B-1 (CD)
 (FOR FOOD LION/QUINCY'S PARCELS ONLY)
 EXISTING SQUARE FOOTAGE: 57,524 SF (ENTIRE CENTER)
 MAX. S.F. ALLOWED BY PETITION #85-37 = 60,062 S.F.
 (ENTIRE CENTER)
 ACREAGE ASSOCIATED WITH
 ZONING REQUEST: 4.324 ACRES (TAX PARCEL #'s 055-351-34 AND 055-351-35)
 EXISTING SQUARE FOOTAGE (ON REZONING PARCELS ONLY):
 - SUPERMARKET: 23,670 S.F.
 - QUINCY'S RESTAURANT: 6,839 S.F.
 PROPOSED SQUARE FOOTAGE (ON REZONING PARCELS ONLY):
 - SUPERMARKET: 10,610 S.F. EXPANSION
 (FOR A TOTAL OF 34,280 S.F. MAX.)
 - QUINCY'S RESTAURANT: 0 S.F. EXPANSION
 PARKING SUMMARY : 41,199 S.F. (1/250 S.F.)= - 165 REQUIRED
 - 257 EXISTING
 - 2 LOADING SPACES REQUIRED
 - 2 LOADING SPACES EXISTING

LEGEND:

- EXISTING STRUCTURE
- PROPOSED EXPANSION
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING EVERGREEN SHRUBS TO REMAIN
- PROPOSED SMALL MATURING TREE (TO MEET ORDINANCE REQUIREMENTS)
- PROPOSED LANDSCAPE ISLAND

CONDITIONAL NOTES:

1. THIS SITE PLAN AMENDMENT REQUEST IS TO ALLOW AN EXPANSION AND RENOVATION TO THE EXISTING FOOD LION SUPERMARKET LOCATED WITHIN THE VILLAGE OAKS SHOPPING CENTER. THE EXPANSION/RENOVATION IS ASSOCIATED WITH THE FOOD LION SUPERMARKET ONLY AND WILL NOT INVOLVE EXPANSION OF THE REMAINING SHOPPING CENTER, OWNED BY OTHERS. THUS, THIS REZONING REQUEST IS FOR THE PARCELS OCCUPIED BY THE EXISTING FOOD LION STORE AND QUINCY'S RESTAURANT ONLY. THE QUINCY'S PROPERTY IS PART OF THIS REQUEST DUE TO THE JOINT SITE IMPROVEMENTS THAT WILL OCCUR AS THE RESULT OF THE EXPANSION OF THE FOOD LION STORE. THESE JOINT SITE IMPROVEMENTS ARE ALLOWED BY A DECLARATION OF COVENANTS BETWEEN THE TWO PARTIES.
2. PORTIONS OF THE EXISTING PARKING LOT SHALL BE REGRADED, REPAVED AND RESTRIPTED IN ORDER TO REPAIR AND IMPROVE EXISTING DRAINAGE PROBLEMS ASSOCIATED WITH THE FOOD LION AND QUINCY'S PARCELS. THE ENTIRE SHOPPING CENTER, INCLUDING THE PROPOSED EXPANSION SQUARE FOOTAGE, WILL COMPLY WITH THE PARKING REQUIREMENTS AS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. A BUFFER AREA CURRENTLY EXISTS ALONG THE REAR OF THE EXISTING SHOPPING CENTER ADJACENT TO RESIDENTIAL USES AND ZONING. THIS BUFFER VARIES IN WIDTH FROM 28 FEET FOR THE MAJORITY OF THE BUFFER TO 75 FEET. THIS BUFFER IS CURRENTLY HEAVILY WOODED WITH A VARIETY OF DECIDUOUS AND EVERGREEN TREES, WHICH ARE SUPPLEMENTED WITH A ROW OF MATURE EVERGREEN SCREEN SHRUBS.
4. FOUR NEW INTERNAL TREES HAVE BEEN ADDED IN EXISTING PARKING LOT OF PETITION AREA TO COMPLY WITH PREVIOUS DISCUSSION WITH URBAN FORESTRY STAFF.
5. AN EXISTING FIRE HYDRANT IS LOCATED IN FRONT OF THE FOOD LION STORE. THIS FIRE HYDRANT IS LOCATED WITHIN 750' AS THE FIRE TRUCK TRAVELS FROM THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
6. NO NEW LIGHT FIXTURES WILL EXCEED 30' IN HEIGHT.
7. EXISTING DUMPSTERS SHALL BE SCREENED ON ALL FOUR SIDES.



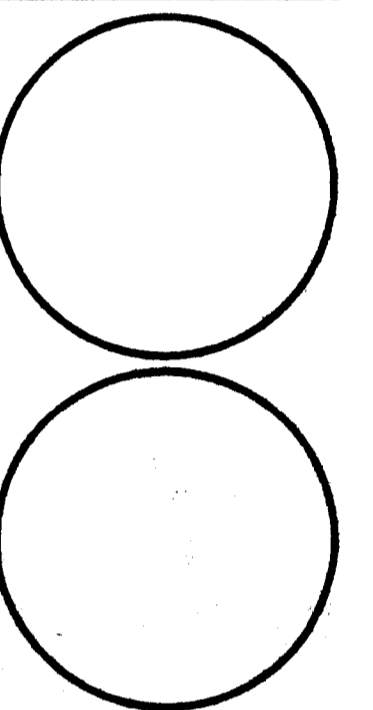
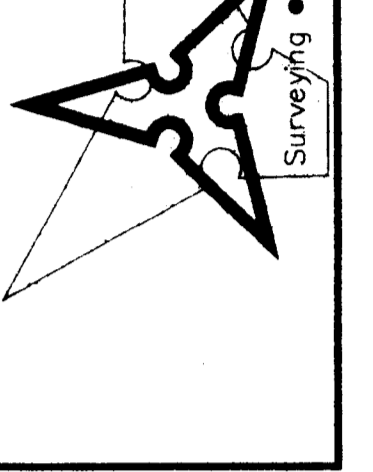
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

AS FOR PUBLIC HEARING PETITION # 95-39

**SITE PLAN AMENDMENT REQUEST
 TO PETITION # 82-37**
 PETITIONER: CAROLINA ASSOCIATES LIMITED PARTNERSHIP AND QUINCY'S REALTY, INC.
**FOOD LION AT VILLAGE OAK SHOPPING CENTER
 CONDITIONAL SITE PLAN**

Project No.	35556
Checked by	TLH
Drawn by	AHS
Date Drawn	2/21/95
Revisions	
4/17/95 REV. FOR PUBLIC HEARING	
Sheet	

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APPROVED BY CITY COUNCIL
DATE June 19, 1995