

NOTES:

1. IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
3. TAX PARCEL.

4. ALL PROPOSED SLOPES IN THE CLASS "B" BUFFER SHALL BE A 3 TO 1 SLOPE.

5. NEW 8' HT. SOLID WOODEN FENCE AT INTERIOR EDGE OF BUFFER, 4' BACK FROM CURB OF PARKING LOT. THERE SHALL BE NO OTHER NEW FENCES ON SITE. NOV. 14, 1996

- EXISTING TREE ----- 10' CEDAR
- EXISTING TREE TO REMOVE -----
- PROPOSED TREE -----
- EXISTING CONTOUR LINE -----
- PROPOSED CONTOUR LINE ----- 95

SAVE TREE WITH TIMBER RETAINING WALL AS NEEDED. 10/16/96

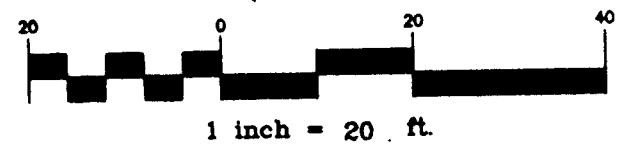
SAM JOHNSON
DB 5363 PG 496
N/F

YI INV. ELEV 96.20'

YI INV. ELEV 94.90'

SAM JOHNSON
N/F

GRAPHIC SCALE
(IN FEET)



MB 12 PG. 557

PETITIONER
SAM JOHNSON
DATE: JUNE 24, 1996
PETITION NO. 96-75

SITE DATA

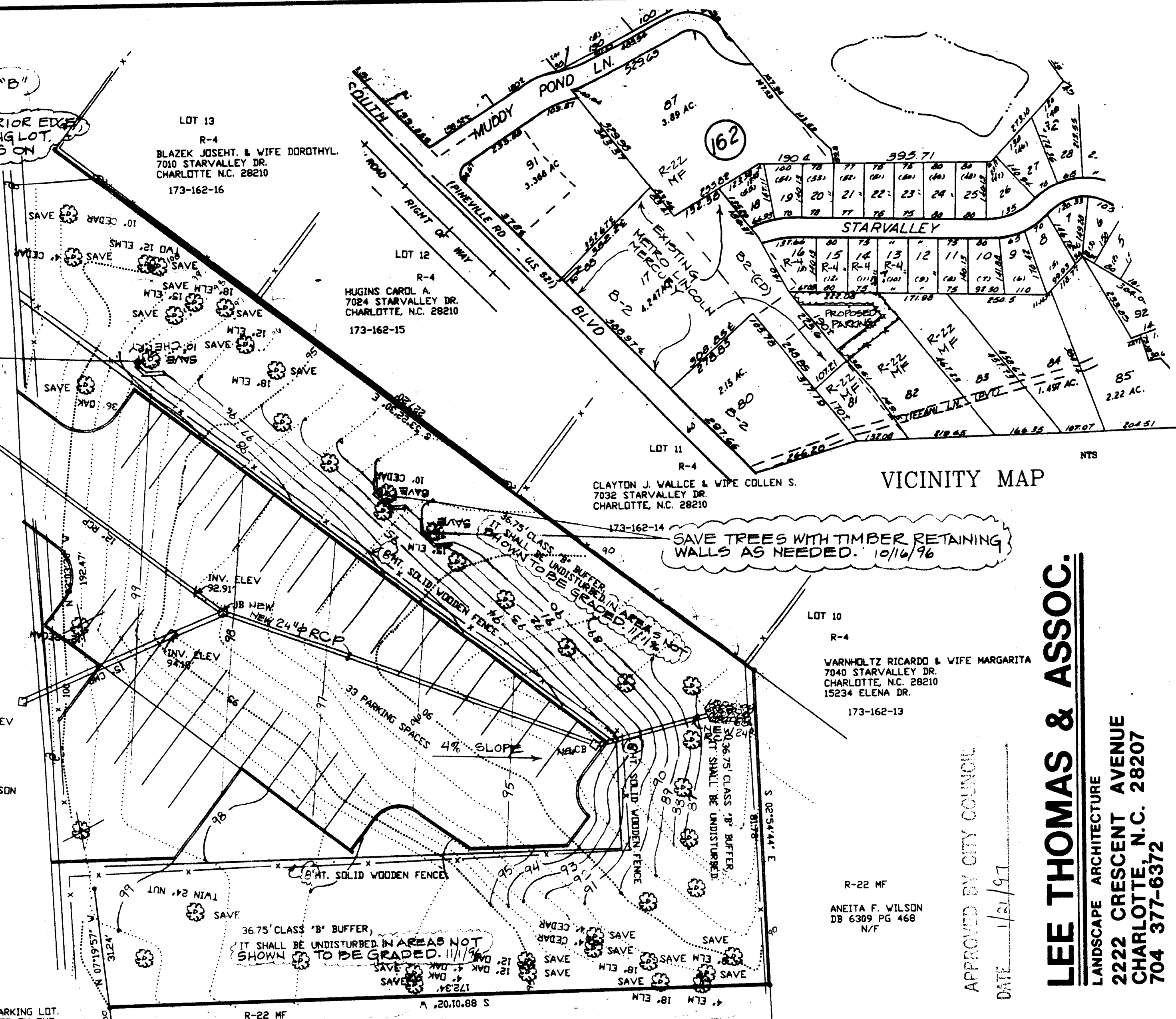
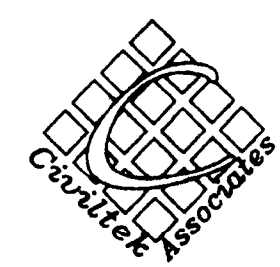
EXISTING ZONING: R-22 MF
PROPOSED ZONING: B2-(CD)
PROPOSED USE: 0.61 ACRES PARKING LOT.
BUFFER: 36.75 FT. WIDE, BASED ON THE FOLLOWING:

EXISTING SITE = 4.24 AC.
NEW SITE = 0.61 AC.

TOTAL SITE = 4.85 AC. = 49' CLASS "B" BUFFER - 25% (12.25') = 36.75' CLASS "B" BUFFER REQUIRED.

GENERAL NOTES

1. ALL OFF-STREET PARKING AND PERIMETER AREAS TO BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 21 OF THE CHARLOTTE CITY CODE, "TREES".
2. A CLASS B BUFFER WILL BE REQUIRED ALONG THREE LINES AS DEFINED IN THE CHARLOTTE ZONING ORDINANCE CHAPTER 12, PART 3. A 25% REDUCTION IN THE REQUIRED WIDTH IS PROPOSED BY CONSTRUCTION OF A 8' HIGH SOLID WOODEN FENCE. SEED & PROVIDE A PERMANENT STAND OF SERICEA LESPEDEZA ON ALL GRADED AREA NOT COVERED BY PAVEMENT. 11/1/96
3. NO SHRUBS SHALL BE REQUIRED AROUND PERIMETER DUE TO PROPOSED 8' HT. WOODEN FENCE.
4. THE SITE IS LESS THAN 1 ACRE, THEREFORE NO GRADING PERMIT IS REQUIRED.
5. THE IMPERVIOUS AREA IS LESS THAN 20,000 SF. THEREFORE NO DETENTION IS REQUIRED.
6. LIGHTS WITHIN LOT SHALL BE A MAXIMUM OF 20 FT. HIGH.
7. THERE SHALL BE NO OUTDOOR SPEAKERS PLACED IN THIS AREA.
8. ALL EXISTING TREES IN THE BUFFER SHALL BE SAVED EXCEPT THE TREES SHOWN ON THE PLAN WITH AN X THRU THE TREE SYMBOL. AS SHOWN ON PLAN, THERE SHALL BE 8 TREES PER 100 LF OF BUFFER INCLUDING EXISTING TREES TO BE SAVED & THE ADDITION OF PROPOSED TREES.



VICINITY MAP

SAVE TREES WITH TIMBER RETAINING WALLS AS NEEDED. 10/16/96

APPROVED BY CITY COUNCIL
DATE: 1/21/97

LEE THOMAS & ASSOC.
LANDSCAPE ARCHITECTURE
2222 CRESCENT AVENUE
CHARLOTTE, N.C. 28207
704 377-6372

PETITION NO. 96-75
REVISED DATE:
SEPTEMBER 16, 1996
AS FOR PUBLIC HEARING

REVISED:
OCT. 16, 1996 PER
REACTION TO PLAN-
NING STAFF REVIEW
COMMENTS.

REVISED:
NOV. 14, 1996 PER PLAN-
NING STAFF RECOM-
MENDATIONS

Civiltek Associates
Engineering - Planning - Surveying
1318 EB Central Ave.
Charlotte, NC 28205
(704) 344-1966

METRO LINCOLN MERCURY INC.
REZONING PLAN ADDITIONAL PARKING AREAS
730 SOUTH BOULEVARD
CHARLOTTE, NORTH CAROLINA

Drawn by:
L.H.T.
Approved by:
L.H.T.
Date:
6/24/96
Scale:
1" = 20'
Dwg. name
JOHNSON