

SUSAN DRIVE

TMS 107-314-06  
K&T PROPERTIES  
3300 MONROE ROAD  
CHARLOTTE, NC 28205

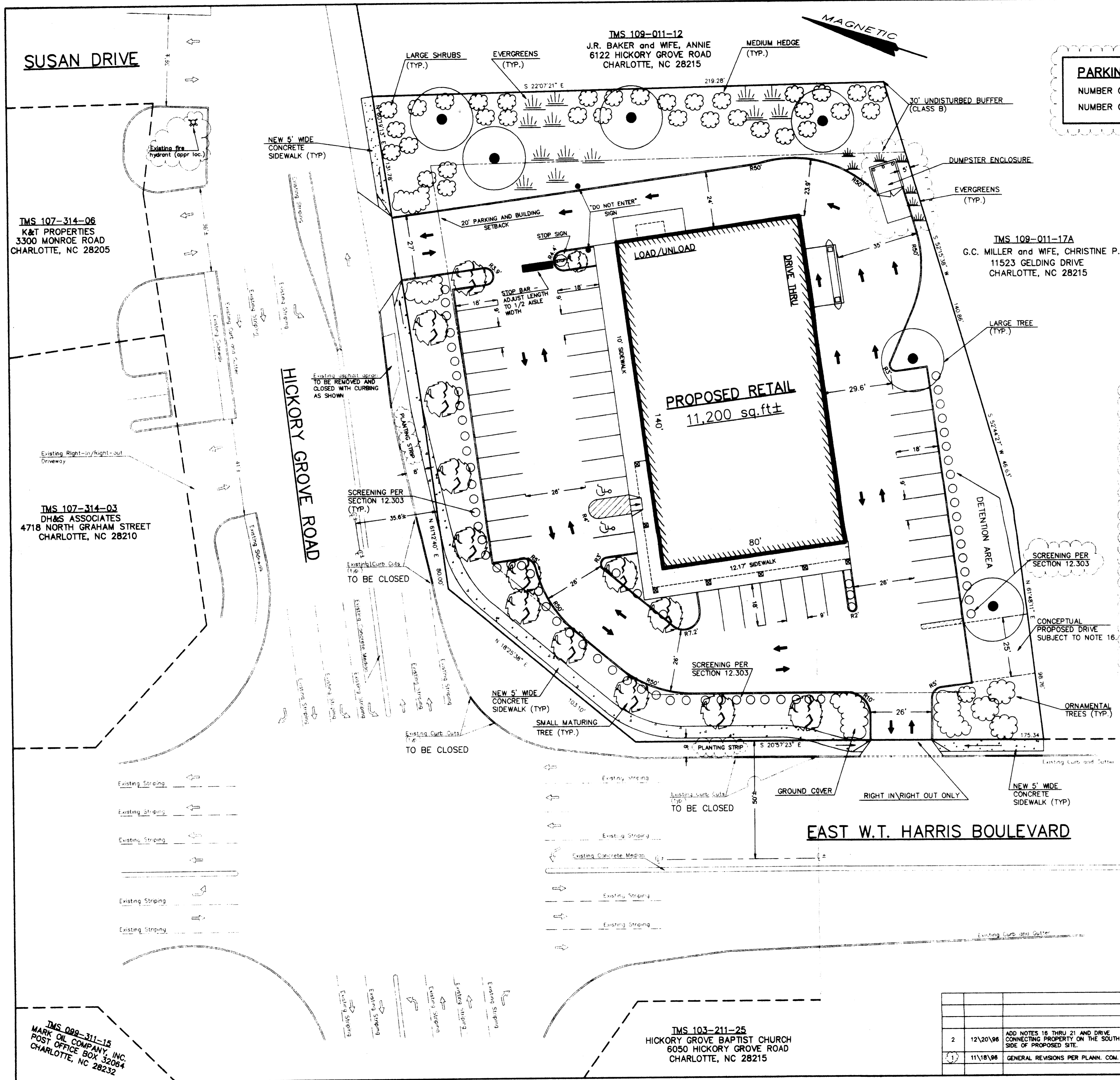
TMS 107-314-03  
DHAS ASSOCIATES  
4718 NORTH GRAHAM STREET  
CHARLOTTE, NC 28210

TMS 109-011-12  
J.R. BAKER and WIFE, ANNIE  
6122 HICKORY GROVE ROAD  
CHARLOTTE, NC 28215

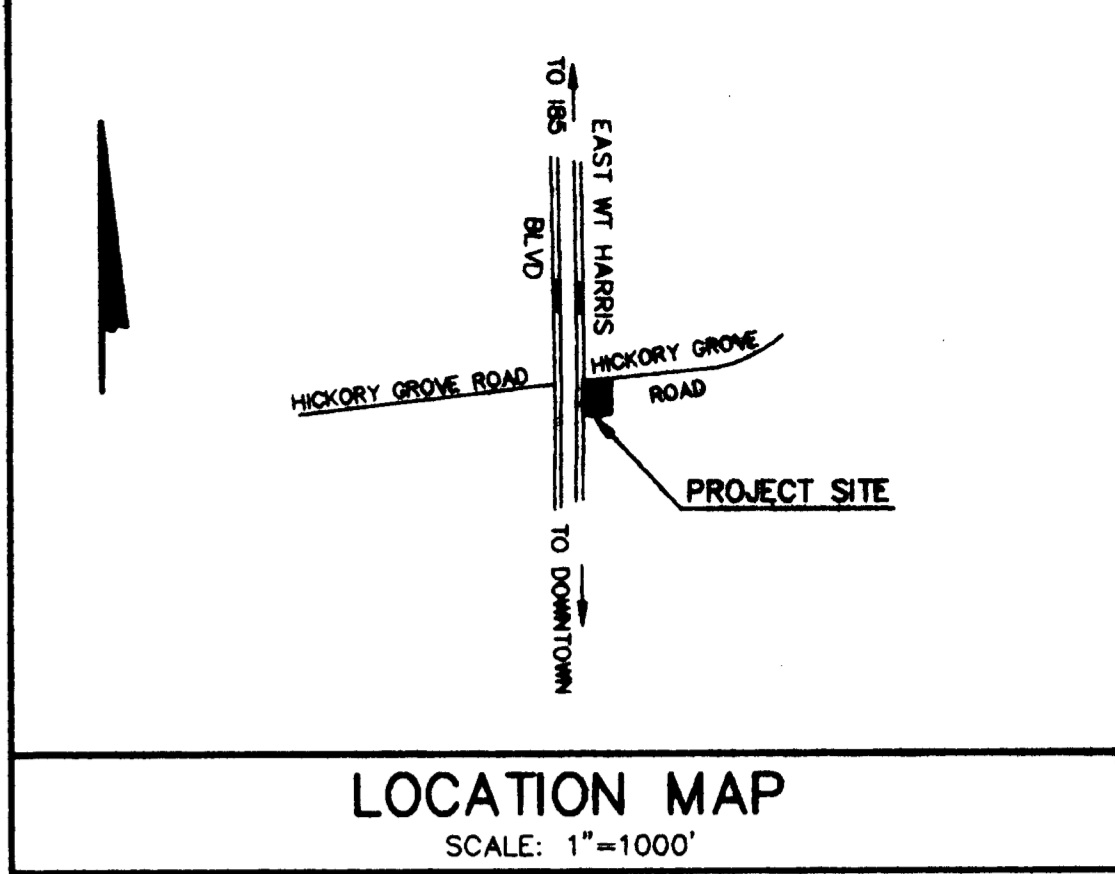
TMS 109-011-17A  
G.C. MILLER and WIFE, CHRISTINE P.  
11523 GELDING DRIVE  
CHARLOTTE, NC 28215

TMS 103-211-25  
HICKORY GROVE BAPTIST CHURCH  
6050 HICKORY GROVE ROAD  
CHARLOTTE, NC 28215

TMS 088-311-15  
MARK OIL COMPANY, INC.  
POST OFFICE BOX 32064  
CHARLOTTE, NC 28232



**PARKING SUMMARY:**  
NUMBER OF PARKING SPACES PROVIDED = 45  
NUMBER OF PARKING SPACES REQUIRED = 45



**SITE DATA:**  
SITE AREA = 1.46 ACRES±  
EXISTING ZONING = B-1 AND B-1 (CD)  
PROPOSED ZONING = B-1 (CD)  
PROPOSED USE = RETAIL USES AS PERMITTED IN B-1 (EXCLUDING THE USES LISTED IN NOTE 19.)  
MAXIMUM BUILDING AREA = 11,200 SQ. FT.

- GENERAL NOTES:**
- THIS SITE PLAN DEPICTS A VERY DETAILED PLAN OF DEVELOPMENT FOR THIS PROPERTY. WHILE IT IS THE INTENT TO DEVELOP IN ACCORDANCE WITH THIS PLAN, MINOR ADJUSTMENTS TO BUILDING LOCATION, PARKING, AND CIRCULATION MAY OCCUR AS FINAL DESIGN IS DETERMINED. ANY SUCH CHANGES, HOWEVER, WILL NOT ALTER THE BASIC CONCEPT OF THIS PLAN.
  - THE BUFFER AREA INDICATED ALONG THE EASTERN SIDE OF THE PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH THE DETAILED LANDSCAPE PLAN. THIS PLAN SHALL MEET OR EXCEED ALL THE REQUIREMENTS OF THE ZONING ORDINANCE FOR TREATMENT OF THIS BUFFER AREA AS IT RELATES TO TREE AND SHRUBBERY TYPE AND SIZE. THE THROUGH WALL, FENCE, OR BERM TREATMENT BUFFER AREA INDICATED REFLECTS THE FULL BUFFER REQUIRED BY THE ORDINANCE, AND THIS WILL NOT BE REDUCED.
  - THE PROPERTY IS PRESENTLY ACCESSED BY SEVERAL CURB CUT LOCATIONS WHICH SHALL BE CONSOLIDATED TO UTILIZE ONLY THE TWO DRIVEWAYS INDICATED ON THE PLAN. THE DRIVEWAY ON EAST W.T. HARRIS BOULEVARD IS SUBJECT TO REVIEW AND APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND C.D.O.T., AND THE DRIVEWAY ON HICKORY GROVE ROAD IS SUBJECT TO REVIEW AND APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANS., AS TO EXACT LOCATION AND DESIGN.
  - THE STORM WATER DETENTION AREA INDICATED ON THE PLAN WILL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE STORM WATER DEPARTMENT AND SHALL NOT ENCRoACH INTO EITHER A BUFFER AREA OR A SETBACK AREA. IT WILL ALSO BE SCREENED FROM ADJACENT PROPERTY (TMS 109-011-17A) AND FROM EAST W.T. HARRIS BOULEVARD.
  - STORM WATER DETENTION WILL BE PROVIDED AS PER THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL.
  - PARKING SHALL BE PROVIDED TO MEET OR EXCEED THE REQUIREMENTS OF THE CHARLOTTE ZONING ORDINANCE.
  - SIGNAGE MAY BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS.
  - THE TRASH CONTAINERS SHALL BE FULLY SCREENED THROUGH THE USE OF APPROPRIATE FENCING, LANDSCAPING MATERIAL AND ENCLOSED WITH GATES.
  - THE MAIN IDENTIFICATION SIGN WILL BE LOCATED ALONG EAST W.T. HARRIS BOULEVARD, TO BE PLACED PER CODE.
  - THE MAXIMUM HEIGHT OF LIGHTS WITHIN THE PARCEL WILL BE 20 FEET AND NO LIGHTS WILL BE MOUNTED ON THE BUILDING.
  - ALL EXISTING TREES LOCATED WITHIN THE 30' CLASS B BUFFER SHALL BE PRESERVED.
  - A FIRE HYDRANT WILL BE LOCATED WITHIN 750 FEET OF THE MOST REMOTE POINT OF BUILDING.
  - A 8 FOOT PLANTING STRIP WILL BE PROVIDED BETWEEN SIDEWALK AND THE BACK OF CURB ALONG EAST W.T. HARRIS AND HICKORY GROVE ROAD.
  - PROPOSED DRIVEWAYS ARE SUBJECT TO SITE DISTANCE REQUIREMENTS.
  - PROPOSED DRIVEWAYS MUST BE DROP CURB RAMP TYPE II DRIVEWAYS (WITHOUT RADIUS).
  - THE PETITIONER WILL PROVIDE FOR A VEHICULAR CONNECTION FROM THE SUBJECT PROPERTY TO THE ADJACENT PROPERTY TO THE SOUTH. THE LOCATION AND DEVELOPMENTAL FEASIBILITY WILL BE DETERMINED BY ENGINEERING STUDY AND WILL BE NEAR THE FRONT OF THE SITE AS IT RELATES TO HARRIS BOULEVARD. THIS REQUIREMENT IS ALSO CONTINGENT UPON AGREEMENT OF THE PROPERTY OWNER TO THE SOUTH PERMITTING THE CONNECTION AND ASSISTING IN ITS ESTABLISHMENT. THE LOCATION OF THE PROPOSED DRIVE IS CONCEPTUAL AND ITS LOCATION IS SUBJECT TO THE REQUIRED VOLUME TO BE PROVIDED IN THE DETENTION POND.
  - IT IS THE INTENT OF THIS PROPOSAL TO ESTABLISH A SINGLE USER FOR THE BUILDING ON THIS SITE. IN NO EVENT, HOWEVER, SHALL MORE THAN TWO DIFFERENT USES OCCUPY THE STRUCTURE.
  - EXTERIOR LIGHTING SHALL BE SHIELDED SO AS TO DIRECT GLARE AWAY FROM THE RESIDENTIAL PROPERTY TO THE EAST. THE FOLLOWING USES SHALL BE EXCLUDED: FAST FOOD DRIVE-IN RESTAURANTS, GASOLINE SERVICE STATIONS, FUNERAL HOMES, BUS TRANSFER STATIONS, DRY CLEANING PLANTS (NOT PICK-UP STATIONS).
  - SERVICING OPERATIONS SUCH AS LAWN MOWING, OUTSIDE CLEANING, SWEEPING, AND GARBAGE PICK-UP SHALL ONLY OCCUR BETWEEN THE HOURS OF 7:00 a.m. AND 10:00 p.m.
  - DEBRIS FROM THE SITE SHALL BE RESTRAINED FROM BLOWING ONTO ADJACENT RESIDENTIAL PROPERTY THROUGH THE USE OF NATURAL OR MAN-MADE SCREENS.

**"AS FOR PUBLIC HEARING"**  
PETITION NUMBER (96-98)

APPROVED BY CITY COUNCIL  
DATE 1/21/97

**REZONING SITE PLAN**  
PREPARED FOR  
**JS GROUP, L.L.C.**  
CHARLOTTE, NORTH CAROLINA

DATE: SEPTEMBER 19, 1996  
Scale: 1" = 20'

**COX and DINKINS OF N.C., P.C.**  
ENGINEERS • SURVEYORS  
614 Holly Street; Columbia, South Carolina - 29205  
(803) 254-0518

Project No.: \_\_\_\_\_ Sheet No. 1 of 1  
G:\MICHAEL\VEGETO\WPROJ\WPROJES.DWG NCM

2	12/20/96	ADD NOTES 15 THRU 21 AND DRIVE CONNECTING PROPERTY ON THE SOUTH SIDE OF PROPOSED SITE.	MCW
1	11/18/96	GENERAL REVISIONS PER PLANN. COM.	MTM

**PRELIMINARY**

PROFESSIONAL ENGINEER  
NO. 12542