



P.O. Box 498 - 28044 N. Zim St.
Charlotte, N.C. 28051
704 999 9685

SEAL

NOTE

This drawing is property of the firm, Wilber Associates. Reproduction or reuse in part or in whole without written permission is forbidden.

TITLE

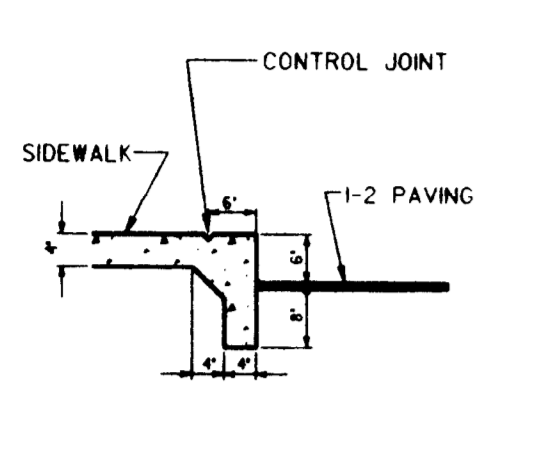
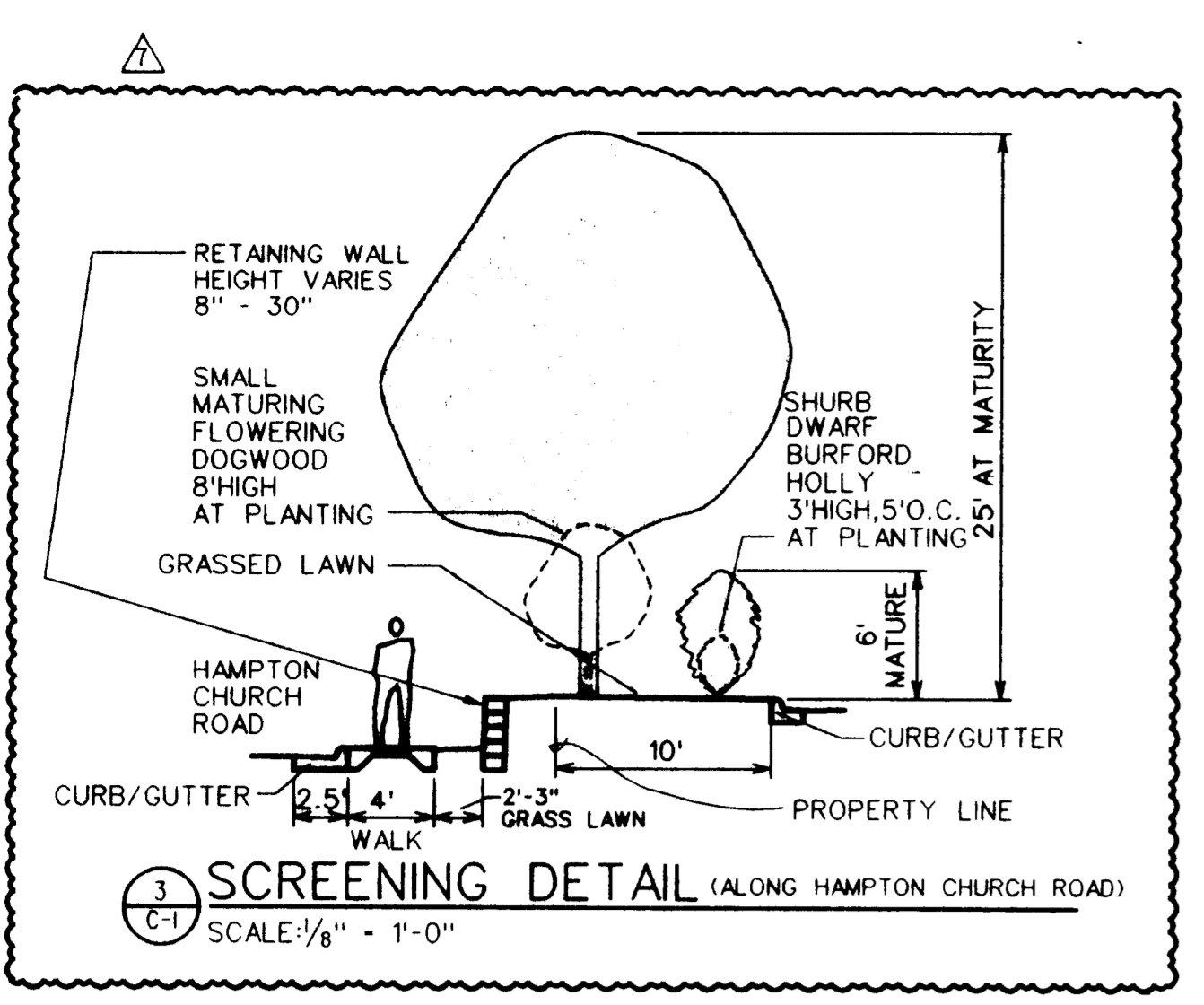
GRIFFIN BROS. TIRE SALES
UNIVERSITY TIRE STORE
8040 NORTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

PETITION 97-44
FOR PUBLIC HEARING

DATE	REVISIONS
2/26/96	
3/4/96	
3/27/96	
4/25/96	
4/25/96	
5/15/97	

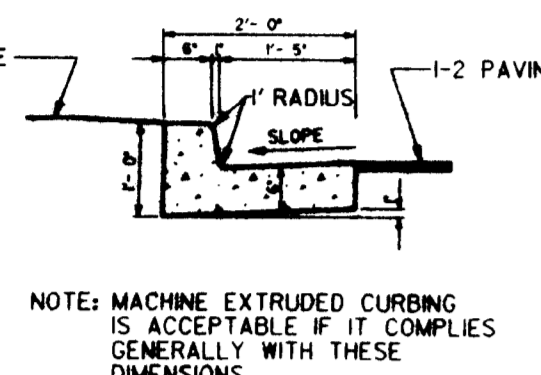
SHEET

C-1
OF 1



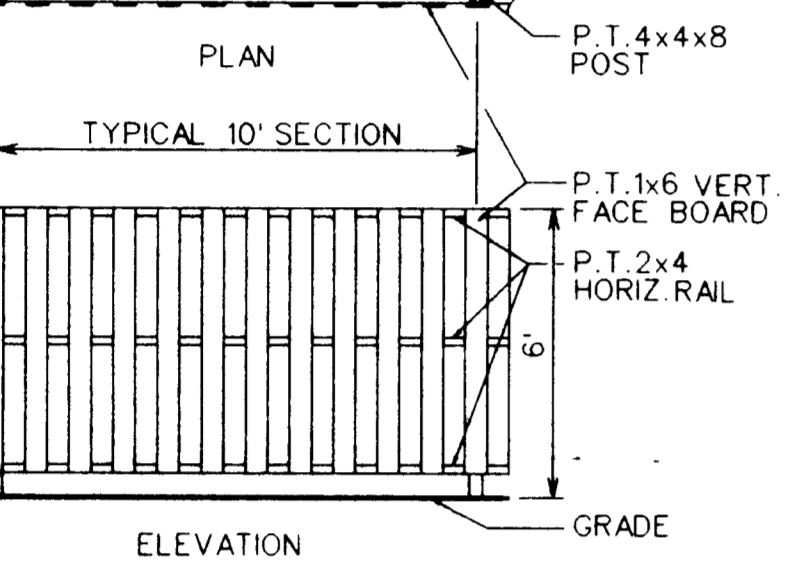
SIDEWALK & CURB
SCALE 1/4" = 1'-0"

WHERE APPLICABLE, THESE DIMENSIONS MUST COMPLY WITH LOCAL CITY STANDARDS. ELSEWHERE, THESE DIMENSIONS SHALL BE USED.

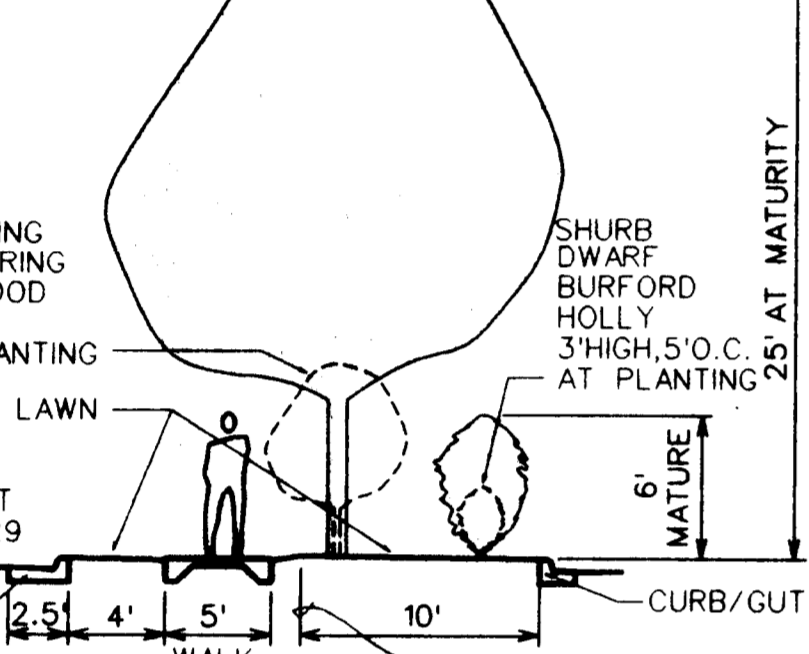


COMBINATION CURB & GUTTER
SCALE 1/4" = 1'-0"

NOTE: MAKING EXTRUDED CURBING IS ACCEPTABLE IF IT COMPLIES GENERALLY WITH THESE DIMENSIONS.



PRIVACY FENCE DETAIL
SCALE 1/4" = 1'-0"



SCREENING DETAIL (ALONG TRYON STREET HWY. 29)
SCALE 1/4" = 1'-0"

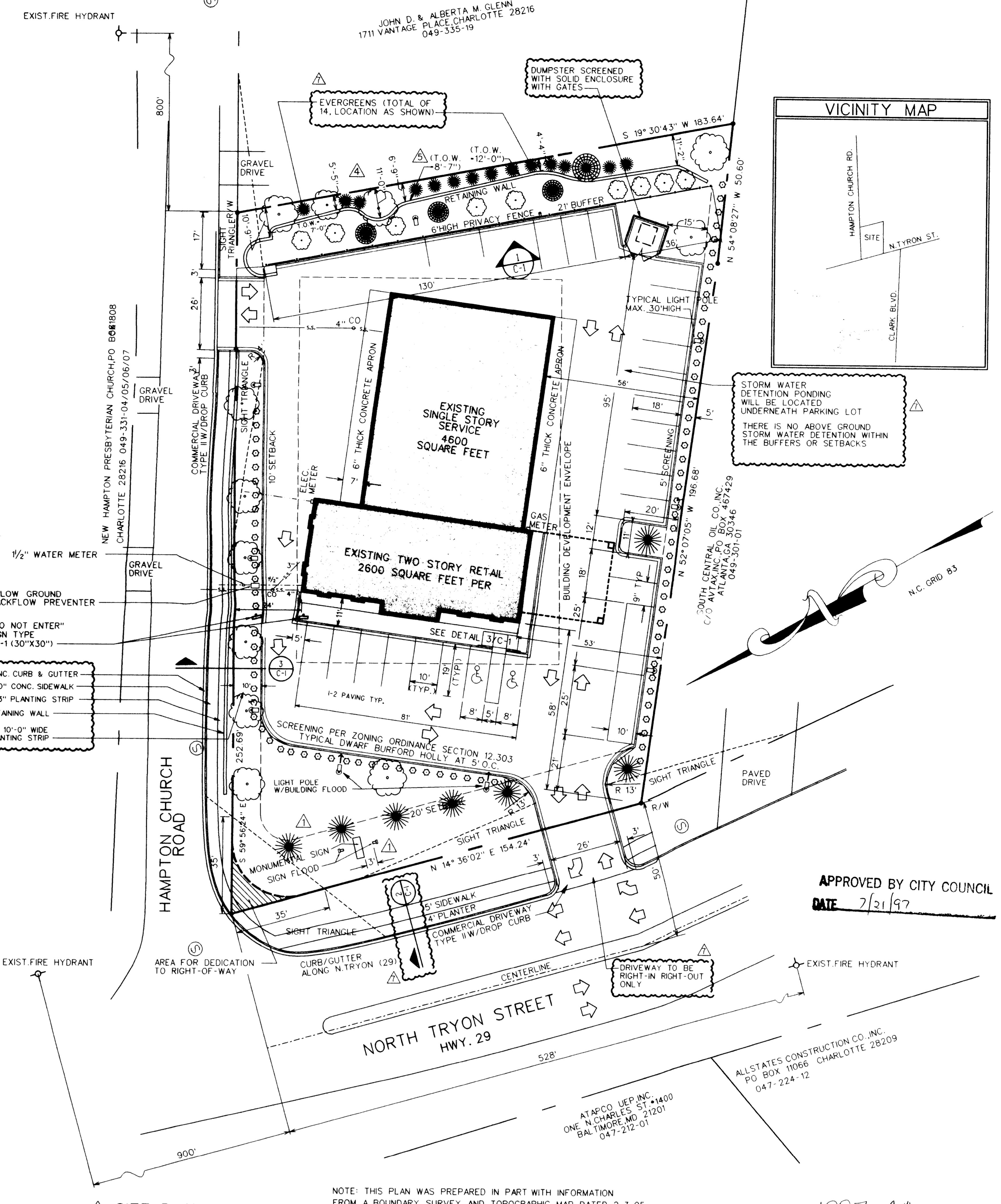
SITE PLAN LEGEND	
[Symbol]	NEW CONC. WALKS, RAMPS, CURBS, ETC.
[Symbol]	NEW BUILDING
[Symbol]	LIGHT POLE (L.P.) OR POWER POLE (P.P.)
[Symbol]	NEW ASPHALT PAVING W/CONC. CURB & GUTTER
[Symbol]	LIGHT POLE (SITE BUILDING LIGHTHOUSE ELEC.)
[Symbol]	CLEANOUT (C.O.)
[Symbol]	NEW STORM DRAIN (S.D.)
[Symbol]	WATER LINE MAIN
[Symbol]	SANITARY SEWER
[Symbol]	NEW UNDERGROUND ELECTRICAL LINE
[Symbol]	EXISTING OVERHEAD ELECTRICAL LINE
[Symbol]	TEMPORARY S&T FENCE
[Symbol]	NEW SPOT ELEVATION
[Symbol]	POLYVINE CHORDS
[Symbol]	C&G
[Symbol]	REINFORCED CONCRETE PIPE
[Symbol]	CONCRETE PIPE
[Symbol]	C&P
[Symbol]	CORROGATED METAL PIPE (ALUMINUM)

SITE PLAN DATA	
EXISTING ZONING:	B-1(CD)
PROPOSED USE:	ALL B-1 USES
RESTAURANTS, GAS STATIONS & RESTAURANTS WITH DRIVE-IN SERVICE SHALL BE ELIMINATED AS POTENTIAL USES FOR THIS SITE.	
LOT AREA:	0.93 ACRES
SIZE OF BUILDING:	9,800 SQ. FT.
PARKING REQUIREMENTS:	1-SPACE PER 250 (RETAIL) 1-SPACE PER 4000 (WAREHOUSE)
PARKING SPACES REQUIRED:	7200/250=29 SP. 2600/4000=1 SP. TOTAL REQ'D - 30 SPACES
PARKING SPACES PROVIDED:	26-10 BAYS-36
IMPERVIOUS AREA:	28,756 S.F.
LANDSCAPE AREA:	11,463 S.F.
TOTAL SITE AREA:	40,219 S.F.
INT. TREE REQ.:	28,756/10,000 = 3 TREES

LANDSCAPE LEGEND	
[Symbol]	EVERGREEN TREE - 3 REGRD TYPE: Loblolly Pine
[Symbol]	SMALL MATURING TREE - 8 REGRD TYPE: Flowering Dogwood
[Symbol]	LARGE MATURING TREE - 13 REGRD TYPE: Southern Red Oak
[Symbol]	SHRUB BURFORD HOLLY TYPE: Flowering Dogwood
[Symbol]	TREE NOTES 1. MIN. TREE SIZE 2" CALIPER 8' MIN. HEIGHT 2. MULTI-STEM PLANTS TO BE TREE FORM (MAX. 5.5 TRUNKS) MIN. 8'-0" TALL

GENERAL NOTES

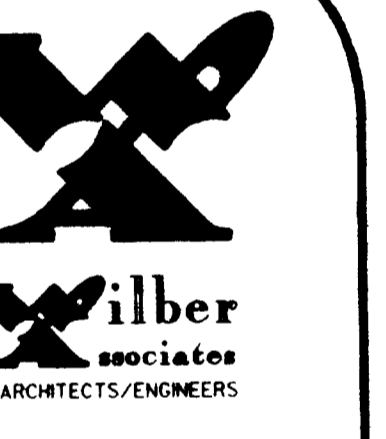
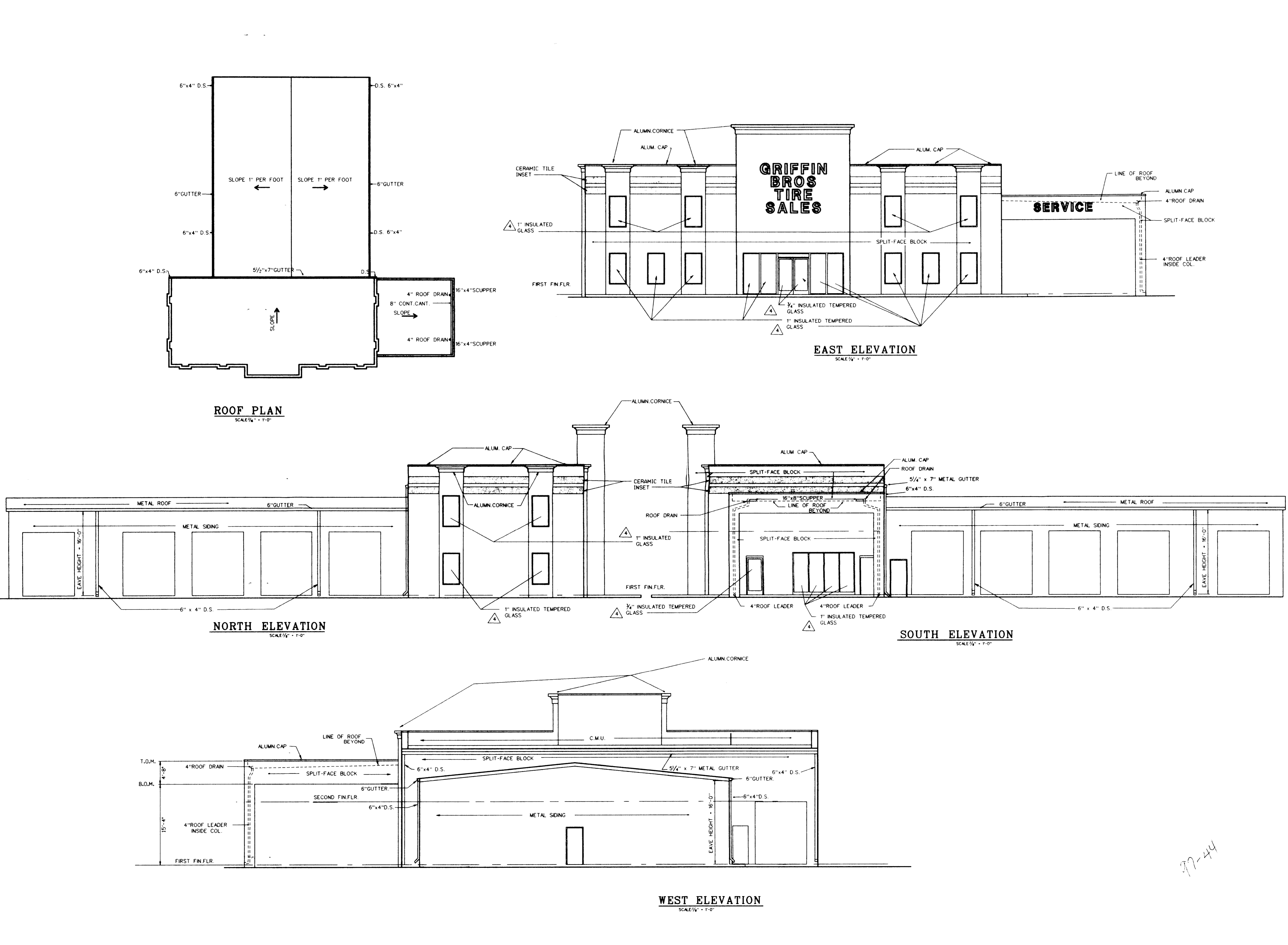
- THE BUFFER AREA SHOWN AT THE REAR OF THE SITE SHALL BE IMPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.302 OF THE ZONING ORDINANCE WITH SUCH IMPROVEMENTS TO INCLUDE A SIX FOOT SOLID FENCE PLACED NEAR THE INSIDE EDGE OF THE BUFFER. DUE TO SITE CONDITIONS A RETAINING WALL HAS BEEN ERRECTED WITHIN BUFFER AREA AS SHOWN ON THIS PLAN ALONG WITH ANY NECESSARY GRADING OR UTILITY LINE INSTALLATION. STORM WATER DETENTION WILL NOT BE LOCATED IN THE BUFFER OR ALONG HAMPTON CHURCH ROAD.
- SCREENING SHALL BE INSTALLED AROUND THE PERIMETER OF THE PARKING LOT IN ACCORDANCE WITH SECTION 12.303 OF THE ZONING ORDINANCE.
- THE CHARLOTTE TREE ORDINANCE WILL BE COMPLIED WITH.
- SIGNAGE SHALL BE PERMITTED AS ALLOWED BY THE CHARLOTTE ZONING ORDINANCE EXCEPT NO SIGNAGE WILL BE PLACED ALONG HAMPTON CHURCH ROAD PARKING. SIGNAGE WILL BE ESTABLISHED TO MEET OR EXCEED THE REQUIREMENTS OF MECKLENBURG COUNTY ZONING ORDINANCE.
- THERE WILL BE NO OUTDOOR STORAGE OF MATERIALS.
- THERE WILL BE NO BACKFLOW PREVENTERS ABOVE GROUND ALONG HAMPTON CHURCH ROAD OR NORTH TRYON STREET.



SITE PLAN
SCALE 1" = 20'-0"

NOTE: THIS PLAN WAS PREPARED IN PART WITH INFORMATION FROM A BOUNDARY SURVEY AND TOPOGRAPHIC MAP DATED 2-3-95 SPRAT & BROOKS LAND SURVEYING CHARLOTTE, N.C.

1997-44



P.O. Box 498 - 28044 N. Zim St.
Charlotte, N.C. 28051
704 999 9685

SEAL

NOTE

This drawing is property of the firm, Wilber Associates. Reproduction or reuse in part or in whole without written permission is forbidden.

TITLE

GRIFFIN BROS. TIRE SALES
UNIVERSITY TIRE STORE
CHARLOTTE, NORTH CAROLINA

COM. NO. 9507
DATE 2/26/96

DATE	REVISIONS
4/25/96	
5/16/97	

SHEET

C-2
OF 2