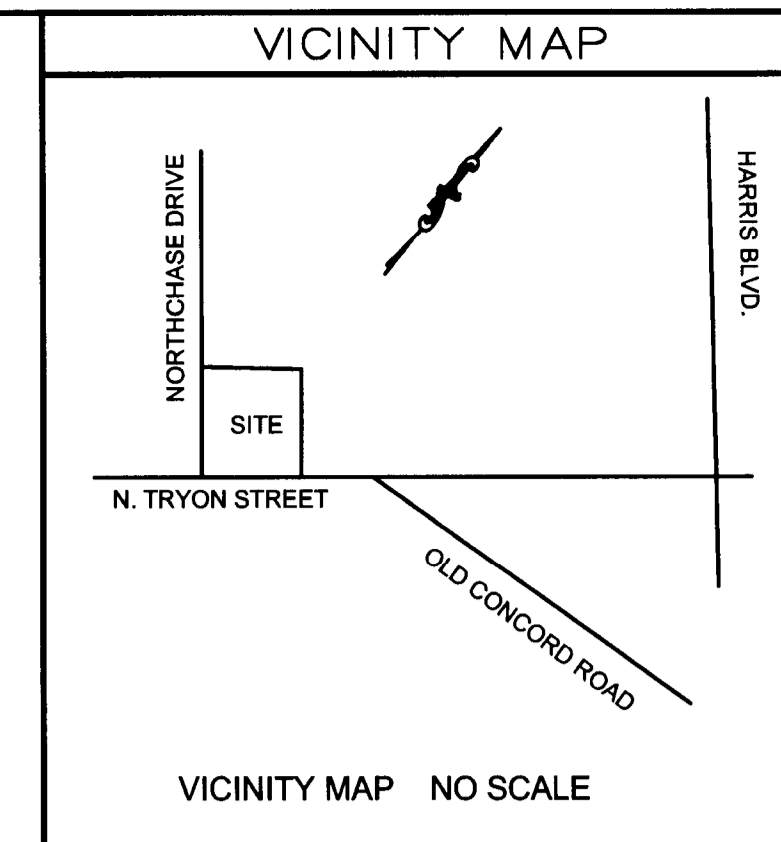
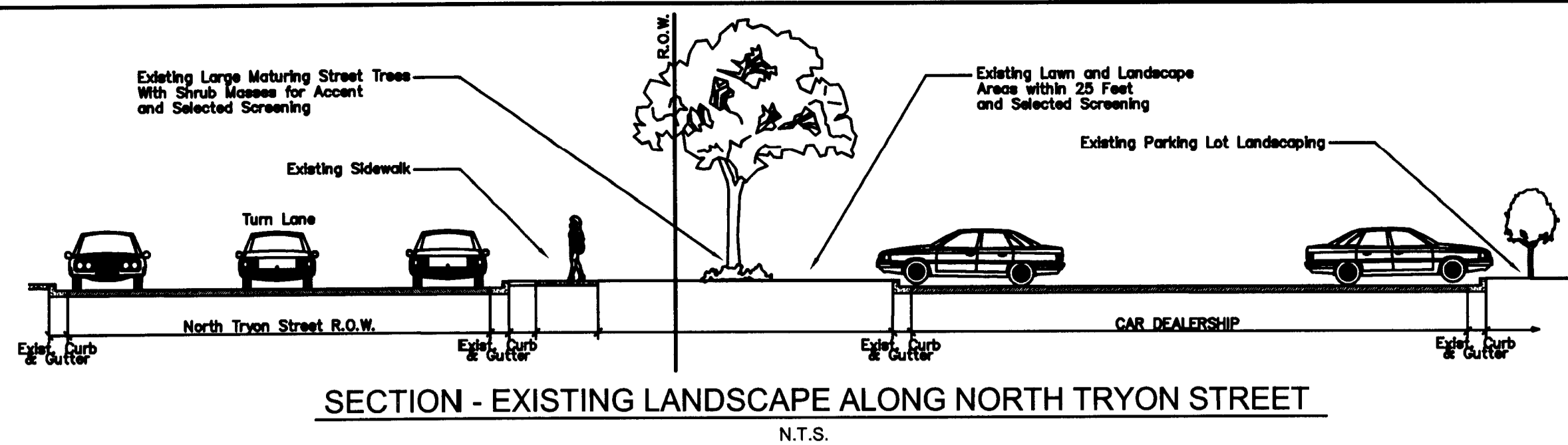


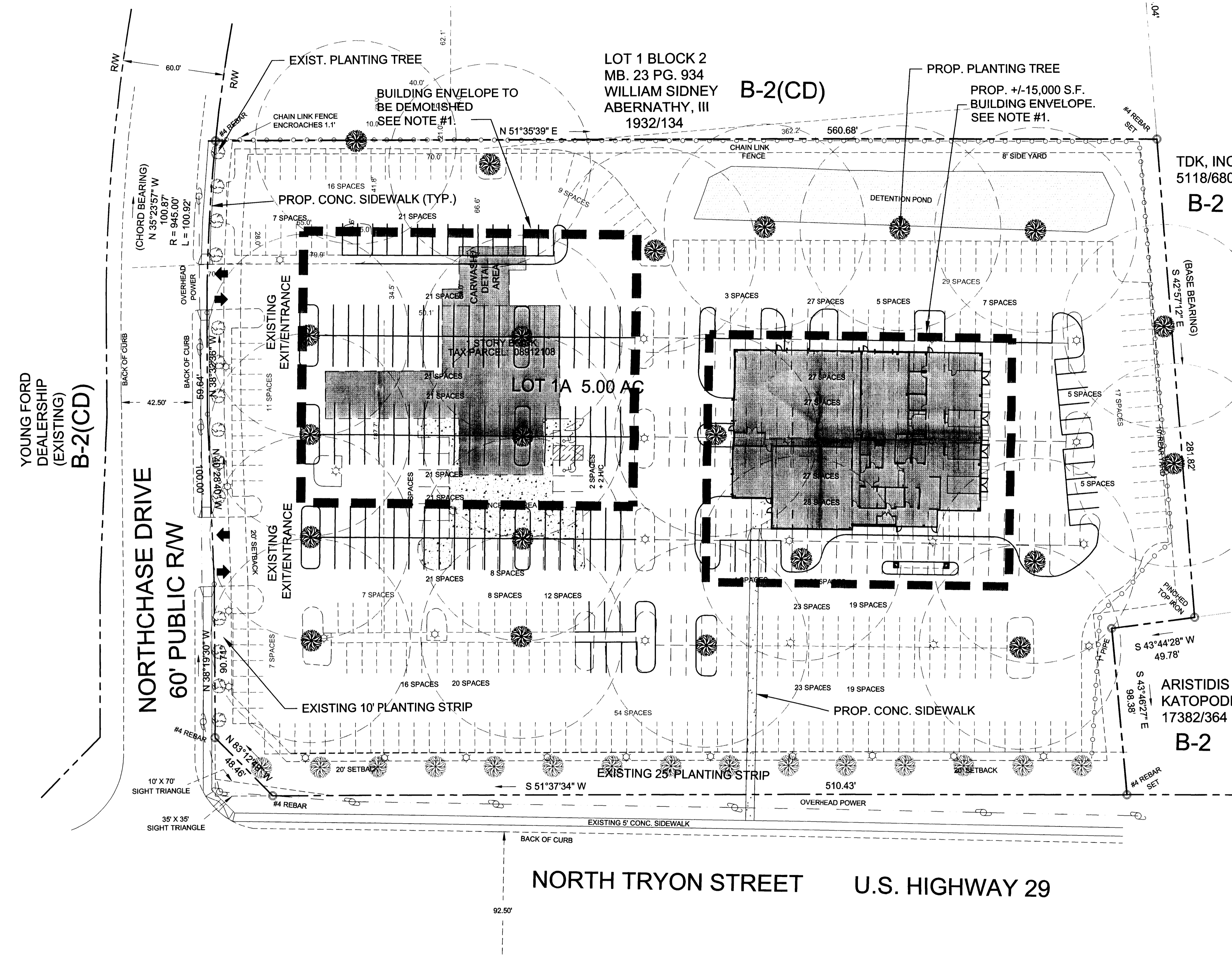
**DEVELOPMENT DATA**

SITE AREA 5.00 ACRES  
 EXISTING ZONING B-2(CD)  
 ORIGINAL PETITION #S #91-55, 98-10  
 EXISTING USE(S) CAR DEALERSHIP  
 PROPOSED USE SEE NOTE #2  
 EXISTING BUILDING AREA 15,000 S.F. (TO BE DEMOLISHED)  
 MAX. BUILDING AREA +/-15,000 S.F.

OWNER: DONALD CRAIG SUZUKI  
 SITE ADDRESS: 110 NORTHCHASE DRIVE CHARLOTTE, NC



THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.



- GENERAL NOTES:**
1. THE SOLE PURPOSE OF THIS ADMINISTRATIVE APPROVAL IS TO SEEK A NEW LOCATION OF THE BUILDING ENVELOPE FOR A NEW 15,000 SQUARE FOOT BUILDING. THE OLD BUILDING WILL BE DEMOLISHED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED ON THE NEW BUILDING. IF A CERTIFICATE OF OCCUPANCY IS NOT ISSUED ON THE NEW BUILDING AFTER CONSTRUCTION THE PROPERTY OWNER WILL STILL BE RESPONSIBLE FOR DEMOLISHING THE OLD BUILDING.
  2. THIS TRACT IS A PORTION OF AREA DESIGNATED AS PARCEL "A" ON REZONING PETITION NO. 91-55 & 98-10. IT IS CURRENTLY IN OPERATION AS AN AUTO DEALERSHIP. ALL USES ALLOWED IN THE B-2 DISTRICT SHALL BE PERMITTED ON PARCEL "A" EXCEPT AS FOLLOWS: ADULT BOOKSTORES, CONTRACTOR OFFICES AND STORAGE YARDS, FUNERAL HOMES, PAWN SHOPS, TIRE RECAPPING SHOPS, ENTERTAINMENT ESTABLISHMENTS SUCH AS BARS, LOUNGES, TAVERNS ETC. THAT EMPLOY TOPLESS WAITRESSES AND RESTAURANTS WITH DRIVE THROUGH WINDOWS.
  3. THIS PARCEL CAN ONLY BE USED AS A CAR DEALERSHIP UNTIL THE INTERSECTION OF NORTH TRYON AND EASTWAY DRIVE IS MADE A "FULL SERVICE ACCESS".
  4. NO DIRECT ACCESS TO NORTH TRYON STREET SHALL BE PERMITTED.
  5. EXISTING STORMWATER DETENTION IS GRANDFATHERED UNDER PREVIOUS ZONING PLAN. NEW STORMWATER DETENTION WILL NOT BE ALLOWED WITHIN BUFFERS OR SETBACKS.
  6. ALL DUMPSTERS WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
  7. ALL DETACHED LIGHTS SHALL BE 30 FEET MAXIMUM IN HEIGHT.
  8. ANY DEVELOPMENT WILL BE SUBJECT TO SCREENING REQUIREMENTS OF THE CHARLOTTE ZONING ORDINANCE SECTION 12.303. EXISTING DEVELOPMENT IS GRANDFATHERED UNDER PREVIOUS ZONING PLAN.
  9. THE INSTALLATION OF A FIVE FOOT SIDEWALK ALONG NORTHCHASE DRIVE WILL BE INSTALLED WITH THE ISSUANCE OF THE NEW BUILDING PERMIT WITH THIS PROPERTY.
  10. ANY ADDITIONAL BUILDINGS OR ADDITIONS WILL OCCUR WITHIN THE NEW BUILDING ENVELOPE SHOWN ON THE PLAN. OLD ENVELOPE WILL BE REMOVED WHEN EXISTING BUILDING IS DEMOLISHED.
  11. A 25 FOOT PLANTING STRIP SHALL BE OBSERVED ON THE PROJECTS FRONTAGE ALONG NORTH TRYON STREET. THE STRIP SHALL CONTAIN SHRUBS, LAWN AND/OR TREES DESIGNED TO PROVIDE FOR AN ATTRACTIVE LANDSCAPE STREET APPEARANCE. A 10-FOOT PLANTING STRIP ALONG BOTH THE PROPOSED NEW PUBLIC STREETS IS ALSO PROVIDED FOR THE AREA OF THE STREETS CONTAINED IN THE B-2(CD) AREA.
  12. THE TOTAL BUILDING AREA FOR THIS PROPERTY AND THE ADJACENT RESIDUAL PART OF PARCEL "A" SHALL NOT EXCEED 100,000 SQUARE FEET. SPECIFIC USE, BUILDING AND PARKING ARRANGEMENTS FOR PARCEL "A" SHALL BE REVIEWED AND APPROVED BY THE PLANNING STAFF AT THE TIME DETAILED PLANS FOR THOSE PARCELS ARE DETERMINED.
  13. A SIDEWALK SHALL BE CONSTRUCTED ALONG NORTHCHASE DRIVE AND FROM THE PROPOSED BUILDING TO THE EXISTING SIDEWALK ALONG NORTH TRYON STREET. SIDEWALK CONSTRUCTION PER THE REQUIREMENTS OF THE CITY OF CHARLOTTE.

**FOR ADMINISTRATIVE APPROVAL**

**DRAWING INFORMATION**

Project Number: 459-002  
 Sheet: 1 of 1

Project Title: DONALD CRAIG SUZUKI 110 NORTHCHASE DRIVE, CHARLOTTE, NC SITE PLAN AMENDMENT PETITION # 91-55, 98-10

Engineer: WGF  
 Drawn By: DAW  
 Date: 03/23/06

Revisions:  
 1. 03-21-06 REVISED PER PLANNING COMMISSION COMMENTS

Project Number: 459-002  
 Sheet: 1 of 1

GRAPHIC SCALE (IN FEET) 1" = 30'-0"

APPROVED BY: DEBRA D. CAMPBELL  
 DATE: 3/28/2006

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
 INTER - OFFICE COMMUNICATION

DATE: March 28, 2006  
 FROM: Debra Campbell, Planning Director  
 TO: Gary Huss, Zoning Coordinator  
 SUBJECT: Administrative Approval for Petition No. 1998-10 by David Bagley.

Attached is a revised plan for the above petition indicating a new building envelope location. Since this change is minor and allowed by the Zoning Ordinance, I am administratively approving these revised plans. Please use these plans when evaluating requests for building permits and certificates of occupancy. Note that all other ordinance and signage requirements still apply. The existing structure will be demolished prior to a certificate of occupancy being issued on the new structure.

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 (704) 552-0881 Fax: (704) 552-0880

**DONALD CRAIG SUZUKI**  
 110 NORTHCHASE DRIVE, CHARLOTTE, NC  
 SITE PLAN AMENDMENT  
 PETITION # 91-55, 98-10