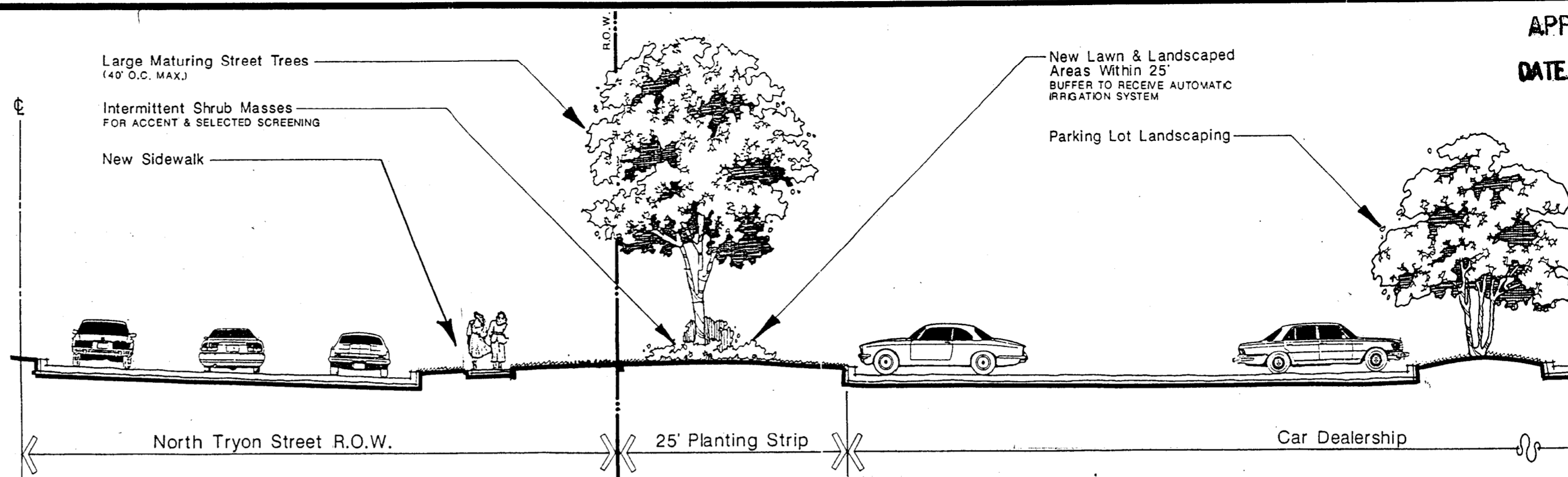


DEVELOPMENT DATA

SITE AREA 5.00 AC
EXISTING ZONING B-2(CD)
ORIGINAL PETITION NO. #91-55
EXISTING USE(S) CAR DEALERSHIP
PROPOSED USE SEE NOTE #2
EXISTING BUILDING AREA ±8,400 SF
MAX. BUILDING AREA ±15,000 SF
OWNER: KEFFER MANAGEMENT COMPANY
SITE ADDRESS: 110 NORTHCHASE DRIVE, CHARLOTTE, NC



APPROVED BY CITY COUNCIL
DATE 2/16/98

FUTURE ACCESS POINT →

VACANT (PART OF PARCEL "A") B-2(CD)

SECTION - LANDSCAPING ALONG NORTH TRYON STREET

GENERAL NOTES:

1. THE SOLE PURPOSE OF THIS SITE PLAN AMENDMENT IS TO SEEK AN ADDITIONAL DRIVEWAY ENTRANCE ALONG NORTH CHASE DRIVE.
2. THIS TRACT IS A PORTION OF AREA DESIGNATED AS PARCEL "A" ON REZONING PETITION NO. 91-55. IT IS CURRENTLY IN OPERATION AS AN AUTOMOBILE DEALERSHIP. ALL USES ALLOWED IN THE B-2 DISTRICT SHALL BE PERMITTED ON PARCEL "A" EXCEPT AS FOLLOWS: ADULT BOOKSTORE, CONTRACTORS OFFICES AND STORAGE YARDS, FUNERAL HOMES, FURNI SHOPS, TIRE REPAIR SHOPS, ENTERTAINMENT ESTABLISHMENTS SUCH AS LOUNGES, BARS, 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 REQUIRED WITH THE ISSUANCE OF THE NEXT BUILDING PERMIT ASSOCIATED WITH THIS PROPERTY.
10. ANY ADDITIONAL BUILDINGS OR ADDITIONS WILL OCCUR WITHIN THE BUILDING ENVELOPE SHOWN ON THE PLAN.
11. A 25-FOOT PLANTING STRIP SHALL BE OBSERVED ON THE PROJECT'S 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. EXISTING PARKING IS GRANDFATHERED WITHIN 49 FOOT CLASS "B" BUFFER. ANY EXPANSION OF EXISTING BUILDING WILL REQUIRE OWNER TO COMPLY WITH SCREENING ALONG THIS PROPERTY LINE.

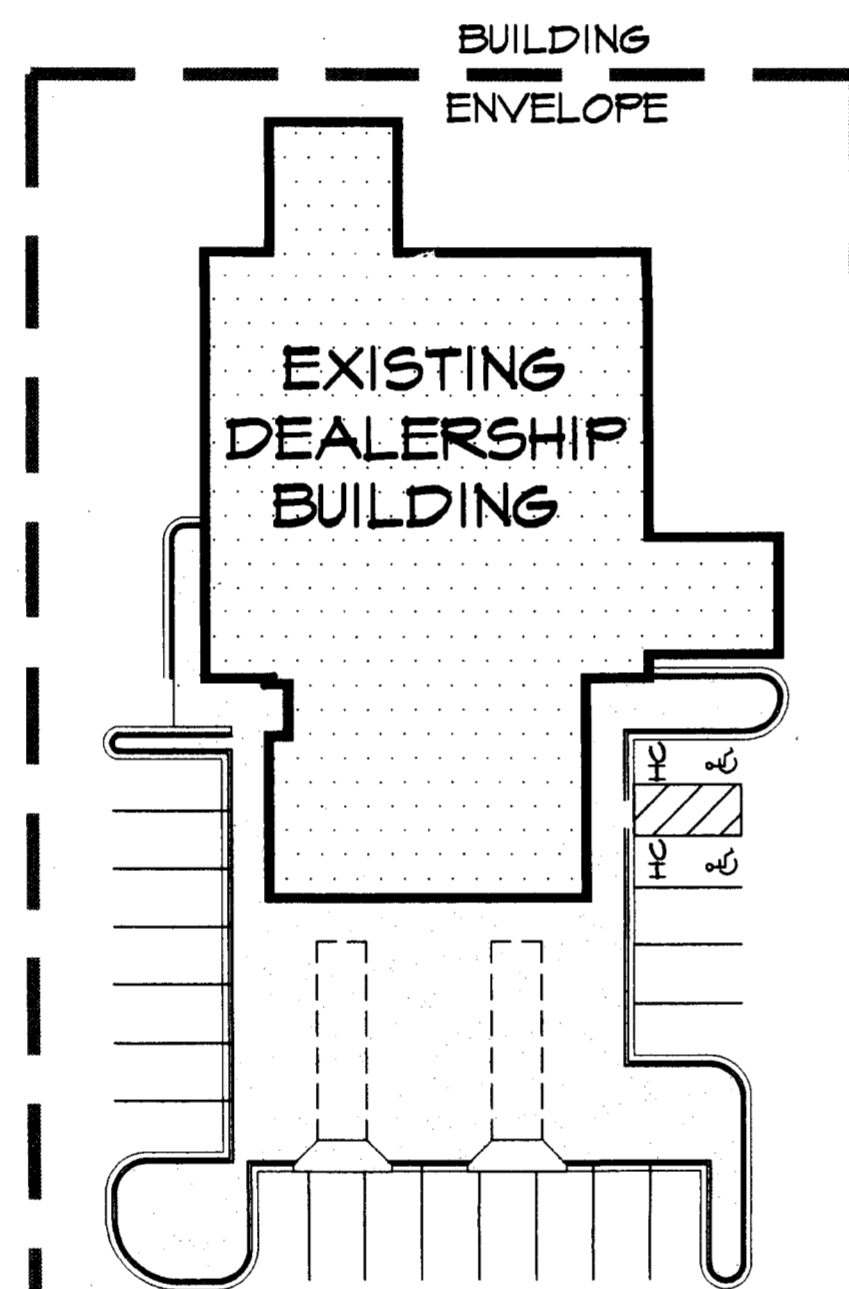
NEW DRIVEWAY ENTRANCE

EXISTING DRIVEWAY
YOUNG FORD DEALERSHIP (EXISTING) B-2(CD)

NORTHCHASE DRIVE
 EXISTING 60' PUBLIC R/W

EXISTING TREE PLANTING
EXIT ENTRANCE →

EXISTING EXIT & ENTRANCE



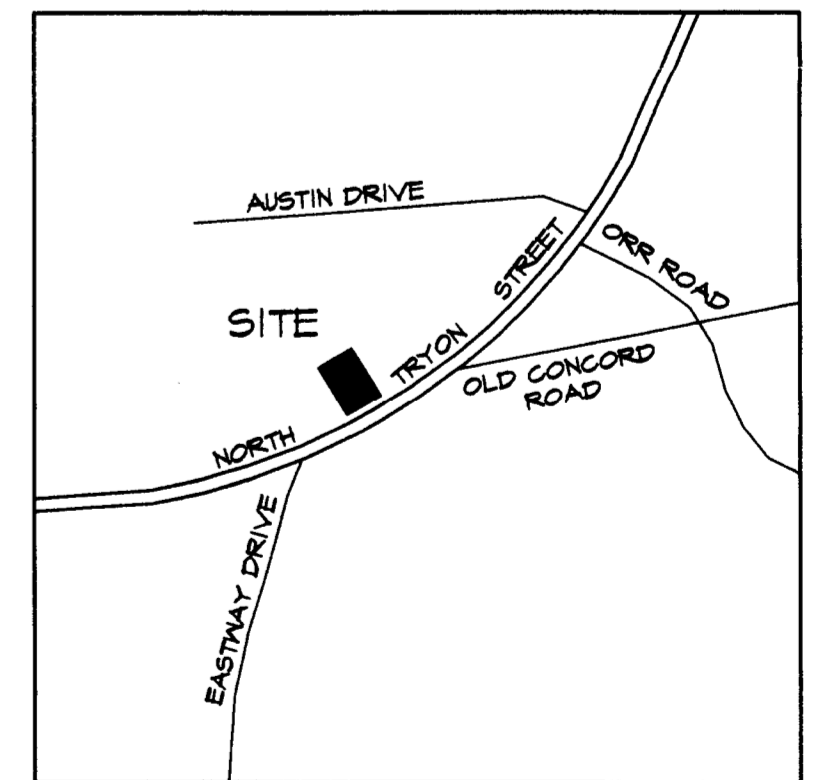
EXISTING STORMWATER DETENTION

EXISTING PARKING

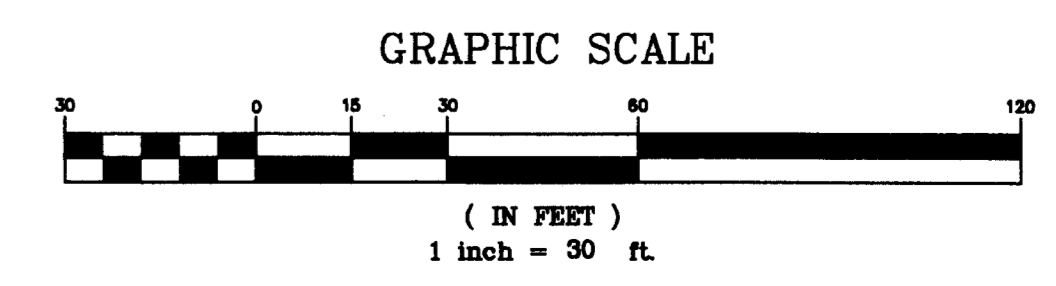
(PART OF PARCEL "A")

B-2
 T.D.K. INC.
 DEED 518-680

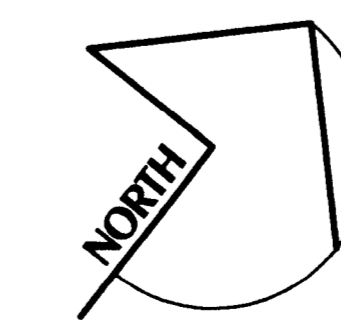
B-2
 ARISTIDIS KATOPADIS
 DEED 4578-970



VICINITY MAP
FOR PUBLIC HEARING



NORTH TRYON STREET **N.C. HWY #49 & U.S. HWY #29**



Sheet No. **SPA-1** of 1
SITE PLAN AMENDMENT for **KEFFER MANAGEMENT CO.** PETITION # 98-10
 Scale: 1" = 30'
 Date: REV. 12/17/97
 Designer: SWS
 Checker: SRT
 Job No.: 97781
 Landscape Architecture
 Land Planning
 Civil Engineering
 Land Surveying
 1998-10
TASK DESIGN GROUP, PA
 Park Seneca Building, 1515 Moccasinbluff Lane, Suite 805, Charlotte, NC 28209
 P.O. Box 11293, Charlotte, NC 28220-1293 Ph: 704/369-6600 Fax: 704/362-9882

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