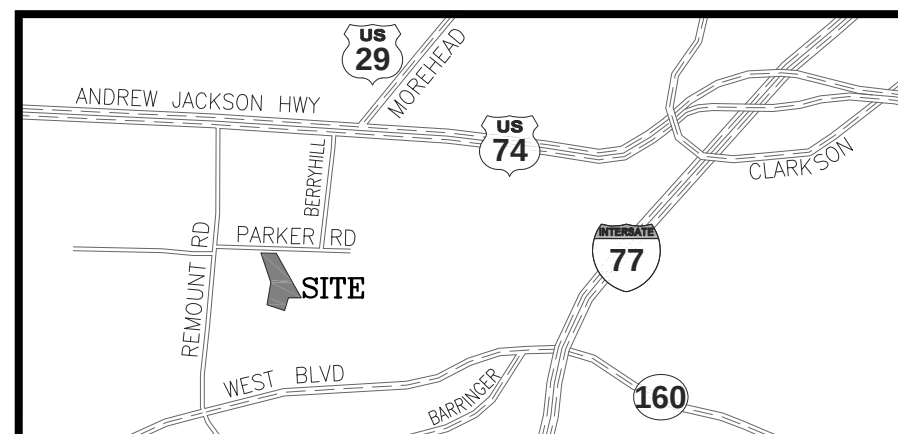
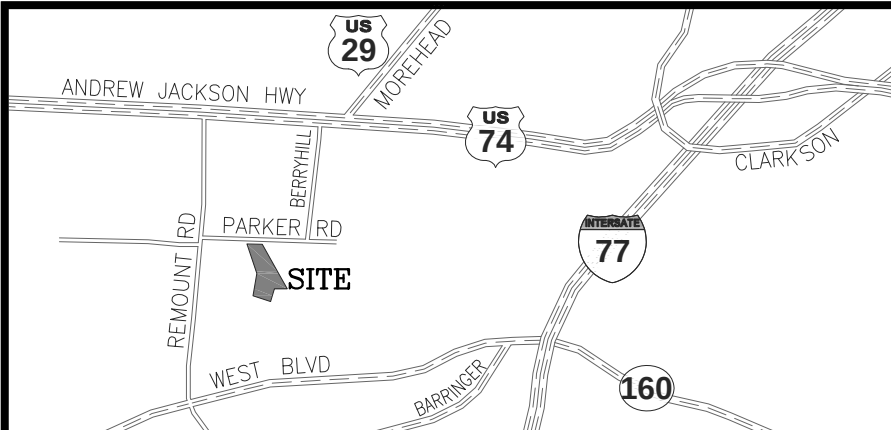






VICINITY MAP
(NOT TO SCALE)

ZONING CODE SUMMARY

PROJECT NAME: REZONING REQUEST FOR COUNTY WIDE COMMERCIAL
PLANS PREPARED BY: JONES CIVIL DESIGN, P.C.
PHONE #: (704) 412-8523
ZONING: I-1 REZONING PETITION: TBD
JURISDICTION: CITY OF CHARLOTTE
TAX PARCEL #: 119-02-123 & 119-02-126
PROPOSED USE: MATERIAL & EQUIPMENT STORAGE (OUTDOORS)
LOT SIZE: 49,281/1.13 SQ. FEET/ACRES
GROSS FLOOR AREA: 1,227 SQ. FEET
EXISTING ONSITE IMPERVIOUS (& GRAVEL) AREA:
45,245/1.04 SQ. FT/ACRES
PROPOSED ONSITE IMPERVIOUS (& GRAVEL) AREA:
XXXXXXXXXX SQ. FT/ACRES

YARD REQUIREMENTS:
SETBACK (FRONT): 20' REAR YARD: 10'
SIDE YARD (WEST): 0' SIDE YARD (EAST): 0'

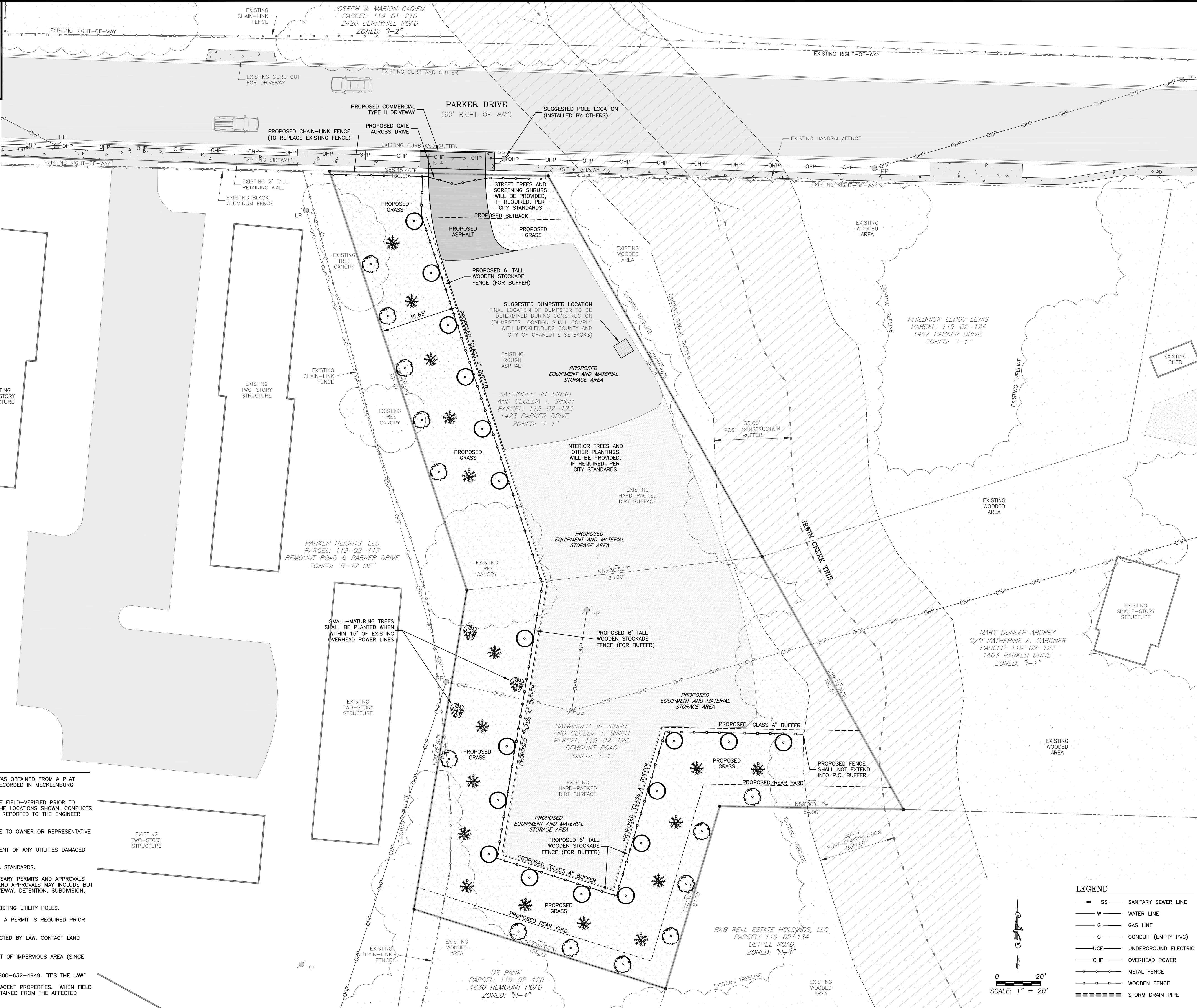
BUFFER REQUIREMENTS:
CLASS A BUFFER (ALONG WEST & SOUTH PROPERTY LINE)
BUFFER PROVIDED: 36.63' WIDE BUFFER WITH 6' TALL FENCE
TREES REQUIRED: 9.5 TREES PER 100 L.F.
INTERIOR SIDE OF BUFFER IS 528' LONG
9.5/100 x 528 = 51 TREES

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QTY.
	PROPOSED WILLOW OAK (LMT) 2" CAL., 8' MAX. HEIGHT	18
	PROPOSED LACEYBARK ELM (LMT) 2" CAL., 8' MAX. HEIGHT	13
	PROPOSED VIRGINIA PINE (SMT) 2" CAL., 8' MAX. HEIGHT	17
	PROPOSED YOSHINO CHERRY (SMT) 2" CAL., 8' MAX. HEIGHT	3

GENERAL NOTES:

- THIS PLAN IS NOT A CERTIFIED SURVEY. BOUNDARY INFORMATION WAS OBTAINED FROM A PLAT PRODUCED BY A.V. BLANKENSHIP, DATED NOVEMBER 1, 1948 AS RECORDED IN MECKLENBURG COUNTY MAP BOOK 6, PAGE 108.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT A.D.A STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
- CONTACT THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
- TREES WITHIN THE ROAD RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES.
- ALL TREES OVER 8" IN DIAMETER WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)-336-6692 FOR REQUIRED PERMITS.
- ANY DEVELOPMENT THAT CREATES A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA (SINCE SEPTEMBER 1978) WILL REQUIRE STORM DRAINAGE DETENTION.
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. "IT'S THE LAW"
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.



LEGEND	
	SS SANITARY SEWER LINE
	W WATER LINE
	G GAS LINE
	C CONDUIT (EMPTY PVC)
	UGE UNDERGROUND ELECTRIC
	OHP OVERHEAD POWER
	M METAL FENCE
	W F WOODEN FENCE
	S DP STORM DRAIN PIPE

JONES CIVIL DESIGN

334 SANDMEAD ROAD, MATTHEWS, NC 28105

PH: (704) 412-8523

www.JonesCivilDesign.com

PRELIMINARY

NOT FOR CONSTRUCTION

OUTDOOR STORAGE OF MATERIAL AND EQUIPMENT FOR COUNTYWIDE COMMERCIAL

CHARLOTTE'S PAVEMENT SOLUTIONS COMPANY

REZONING PLAN

1423 PARKER DRIVE

CHARLOTTE, NC

FILE NAME: BASE-1407.dwg

JOB NUMBER: 14017

ORIGINAL DATE: 09/22/2014

DRAWN BY: CMJ

SHEET

C1.2