



**BOUNDARY & TOPOGRAPHIC INFORMATION**  
 BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM MAP BY BRADY SURVEYING CO., P.A., DRAWING 15161, DATED 01-6-16.

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

- DEVELOPMENT DATA TABLE**
- a. SITE ACREAGE: TRACT A - 9.44 ACRES, TRACT B - 0.783
  - b. TAX PARCELS: TRACT A - 05523102, TRACT B - 05523101
  - c. EXISTING ZONING: TRACT A - CC, TRACT B - B-2
  - d. PROPOSED ZONING: TRACT A & B, I-2
  - e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
  - f. RESIDENTIAL DENSITY: N/A
  - g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:  
 RETAIL CONVENIENCE STORE: 7,589.73 SF  
 RESTAURANT WITH DRIVE THRU: 3,253.17 SF  
 TIRE SERVICE SHOP: 4,760.00 SF  
 AND OTHER ACCESSORY USES AS PERMITTED BY THE ZONING DISTRICT
  - h. FLOOR AREA RATIO - AS ALLOWED BY THE ZONING DISTRICT (1.0 MAX)
  - i. MAXIMUM BUILDING HEIGHT - 40'
  - j. MAXIMUM NUMBER OF BUILDINGS - AS ALLOWED BY THE ZONING DISTRICT
  - k. NUMBER AND/OR RATIO OF PARKING SPACES - PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED
  - l. AMOUNT OF OPEN SPACE: OPEN SPACE AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED

- GENERAL PROVISIONS**
1. DEVELOPMENT OF THIS SITE SHALL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT PROPOSED USES ON THIS SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
  2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
  3. THROUGHOUT THIS RE-ZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" SHALL WILL RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

**OPTIONAL PROVISIONS**  
 N/A

**PERMITTED USES**  
 1. THE SITE MAY BE USED FOR ANY USE PERMITTED IN THE I-2 DISTRICT.

**TRANSPORTATION**  
 1. THE SITE CURRENTLY HAS TWO (2) FULL ACCESS DRIVEWAYS ONTO WEST POINT DRIVE AT THE GENERAL LOCATION DEPICTED ON THE SITE PLAN. NO DRIVEWAY CONNECTIONS ONTO SAM WILSON ROAD ARE PROPOSED. ALL DRIVEWAY CONNECTIONS SUBJECT TO REVIEW BY CDOT.  
 2. PARKING AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN.

**ARCHITECTURAL STANDARDS** - RESERVED  
**STREETSCAPE AND LANDSCAPING**  
 THE PETITIONER WILL INSTALL LANDSCAPE SCREENING THAT WILL COMPLY WITH THE ORDINANCE CHAPTER 12 PART 3, FOR THE I-2 ZONING CLASSIFICATION AS DEPICTED ON THE SITE PLAN. THE LANDSCAPE AREAS MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND SHRUBBERY.

**ENVIRONMENTAL FEATURES** - RESERVED

**PARKS, GREENWAYS AND OPEN SPACE** - RESERVED

**FIRE PROTECTION** - RESERVED

**SIGNAGE** - SHALL COMPLY WITH CHAPTER 13 OF THE DEVELOPMENT ORDINANCE

**LIGHTING** - SHALL COMPLY WITH SECTION 12.402 OF THE DEVELOPMENT ORDINANCE

**PHASING** - RESERVED

NOW OR FORMERLY  
 ICON IPV CIMMARON NC  
 OWNER  
 POOL 5 NC/TN, LP  
 PARCEL ID 05523108  
 DB 29815, PG 893  
 MAP BOOK 28, PG 622

DRAWING NAME: P:\2015\150284\Drawings\150284.dwg - SITE - 1/19/2016 3:51 PM

NORTHBOUND OFF RAMP  
 NCDOT PROJECT# 6U672209

**dmp**  
**DAVIS • MARTIN • POWELL**  
**ENGINEERS & SURVEYORS**  
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REV	DATE	DESCRIPTION	BY	PROJECT
1	JAN. 2016	DESIGNED	ETH	150304
2		DRAWN	ETH	
3		CHECKED	ETH	
4		SCALE	ETH	
5				
6				

**CONCEPT SITE PLAN**  
**LOVES TRAVEL STOPS & COUNTRY STORES**  
 2603 SAM WILSON ROAD  
 PAW CREEK TOWNSHIP, MECKLENBURG COUNTY  
 CHARLOTTE, NORTH CAROLINA

SHEET NO.  
**RZ-1**  
 OF 1

**OWNER**  
 MR. CHAD BRUNER  
 LOVES TRAVEL STOPS & COUNTRY STORES  
 1060 NORTH PENNSYLVANIA AVENUE  
 OKLAHOMA CITY, OK 73120