



LEGEND:
P ○ = EXISTING IRON PIN
P ○ = NEW IRON PIN
PS ■ = NO POINT SET
/W = RIGHT OF WAY
P = EDGE OF PAVEMENT



- TAX PARCEL NOS: 109-011-17
- TOTAL SITE AREA: 2.48 ACRES (115,492 SQUARE FEET)
- EXISTING ZONING: B-1(CD)
- PROPOSED ZONING: B-1(CD) (S.P.A)
- PROPOSED USE: NEIGHBORHOOD BUSINESS USES (NO AUTOMOBILE SERVICE STATION SHALL BE PERMITTED).
- MAXIMUM SQUARE FOOTAGE: 0.50 F.A.R.

1. DEVELOPMENT OF THIS B-I CONDITIONAL DISTRICT IS BASED ON THE PROVISIONS OF THE APPLICABLE ZONING ORDINANCE STANDARDS AND RULES, REGULATIONS AND THE SPECIFIC SITE PLAN.
2. THE PERMITTED USES IN THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH ORDINANCE SECTIONS 9.802, 9.803 AND 9.804., EXCLUDING AN AUTOMOTIVE SERVICE STATION.
3. DEVELOPMENT STANDARDS AND EXPANSION (S) ASSOCIATED WITH THIS SITE WILL COMPLY WITH ORDINANCE SECTION 9.806 (DEVELOPMENT STANDARDS FOR BUSINESS DISTRICTS).
4. SCREENING OF THE PARKING, DUMPSTER, LOADING DOCKS/SPACES AND OUTDOOR STORAGE OF MATERIAL, STOCK AND EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH ORDINANCE SECTION 12.303.
5. PARKING SHALL BE BASED ON THE USE AND WILL COMPLY WITH THE STANDARDS SET FORTH IN THE ORDINANCE FOR BOTH VEHICLES AND BICYCLES. ALL PARKING LOTS SHALL COMPLY WITH THE PROVISIONS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
6. EXISTING FREE STANDING PROPERTY SIGN AND BUILDING MOUNTED SIGNAGE SHALL BE ALLOWED TO REMAIN. ANY SIGNAGE ADDED TO THE SITE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. IN ACCORDANCE WITH SECTION 12.302 OF THE ORDINANCE, A CLASS "B" BUFFER SHALL BE INSTALLED ALONG THE EXTERIOR PROPERTY LINES THAT ABOUT LOTS RESIDENTIALLY ZONED AND/OR RESIDENTIALLY USE AT THE TIME OF DEVELOPMENT.
8. LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND NO WALL PAK LIGHTING SHALL BE ALLOWED.
9. A SIDE WALK WILL BE INSTALLED IN ACCORDANCE TO CODE SECTION 12.529 (SIDEWALK CONNECTION TO THE PUBLIC STREET)
10. EXISTING DRIVEWAYS INSTALLED AT THE TIME EAST W. T. HARRIS BLVD. WAS WIDENED MAY REMAIN. SHOULD NEW DRIVEWAYS BE ADDED OR IF EXISTING DRIVEWAYS ARE ALTERED AT THE TIME OF DESIGN DEVELOPMENT, THEY WILL BE SUBJECT TO APPLICABLE DRIVEWAY PERMIT REVIEW BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR STATE DEPARTMENT OF TRANSPORTATION.
11. AN 8' FOOT PLANTING STRIP WILL BE PROVIDED ADJACENT TO THE EXISTING SIDE WALK ALONG EAST W. T. HARRIS BLVD. FRONTAGE. THE SUBJECT PARCEL WILL PROVIDE A CONCRETE BUS WAITING PAD IF REQUIRED BY CATS AND WILL INSTALL THE PLANTING STRIP PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. TYPICAL SURFACE PARKING LOTS ASSOCIATED WITH ALL DEVELOPMENT WILL PROVIDE A PARKING MODULE IN ACCORDANCE WITH THE CHARLOTTE - MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
13. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THIS DEVELOPMENT SITE. THIS INCLUDES APPLICABLE CHAPTERS OF THE CITY ORDINANCE AND CODES. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, EXISTING CONDITIONS MAY REMAIN WITH NEW ITEMS OF CONSTRUCTION MEETING THE CURRENT REQUIREMENTS.

NOT FOR CONSTRUCTION USE

REVISION	DATE	DESCRIPTION	BY
<p>REZONING OF SITE FOR</p> <p>CARE III LLC</p> <p>7155 EAST W T HARTZOGS BOULEVARD CHARLOTTE, NORTH CAROLINA</p> <p>TAX PARCEL # 104-54-0890</p>			
DATE 12/8/06	RAYMOND R. CASE ARCHITECT 7102 SUMMERLIN PLACE CHARLOTTE, N. C. 28226		SHEET 1
JOB NO. 0614			
DRAWN BY RDC			OF