

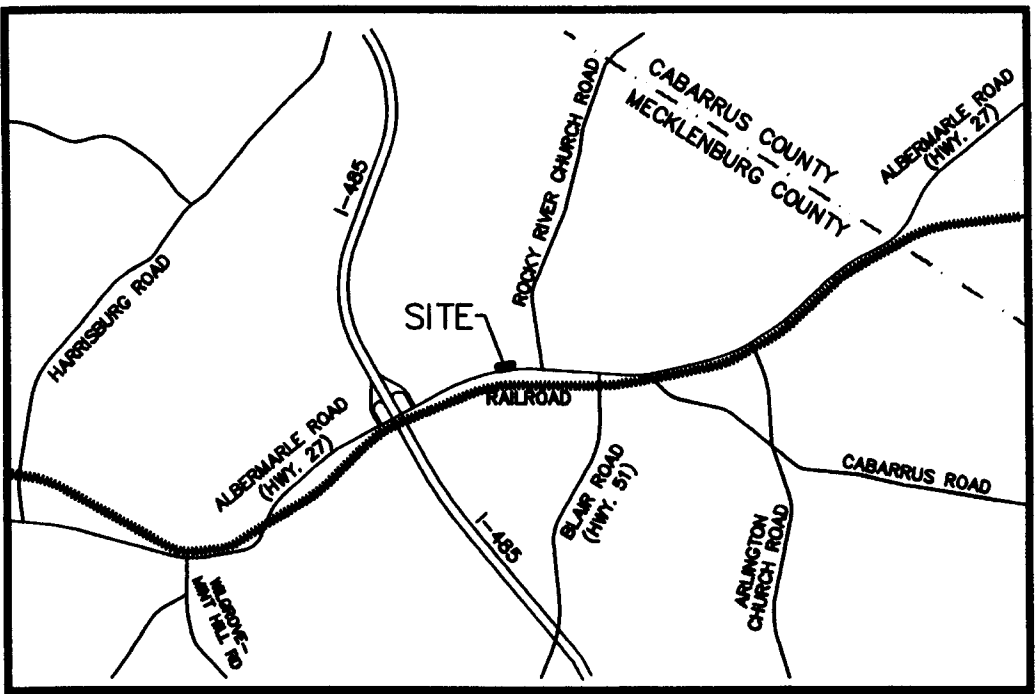
DEVELOPMENT NOTES:

1. Development of the site will 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 the arrangement of proposed uses on the 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.
2. Lighting will comply with existing lighting code. Wall packs will not be permitted.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. There are no S.W.I.M. buffers on site.
5. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. The following agencies shall be contacted prior to construction regarding wetland and water quality permits if applicable:
Section 401 Permit NCDEHNR - Raleigh Office (919)733-1786
Section 404 Permit US Army Corps of Engineers (704)271-4854
6. Petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
7. Site will be developed less than or equal to 24% BUA.
8. New impervious area will be less than or equal to 20,000 sf.
9. Planters shall be placed to prevent vehicle maneuvering/circulation in front of the building.
10. The petitioner shall seek approval for an alternate buffer or a variance for the proposed 16' buffer shown.
11. Proposed 6' sidewalk along Albemarle Road to be installed by the petitioner. This sidewalk may meander to minimize grades. A sidewalk easement will be recorded from 2' outside the sidewalk to the Right-of-Way.
12. Maintain existing trees in the required buffer areas.

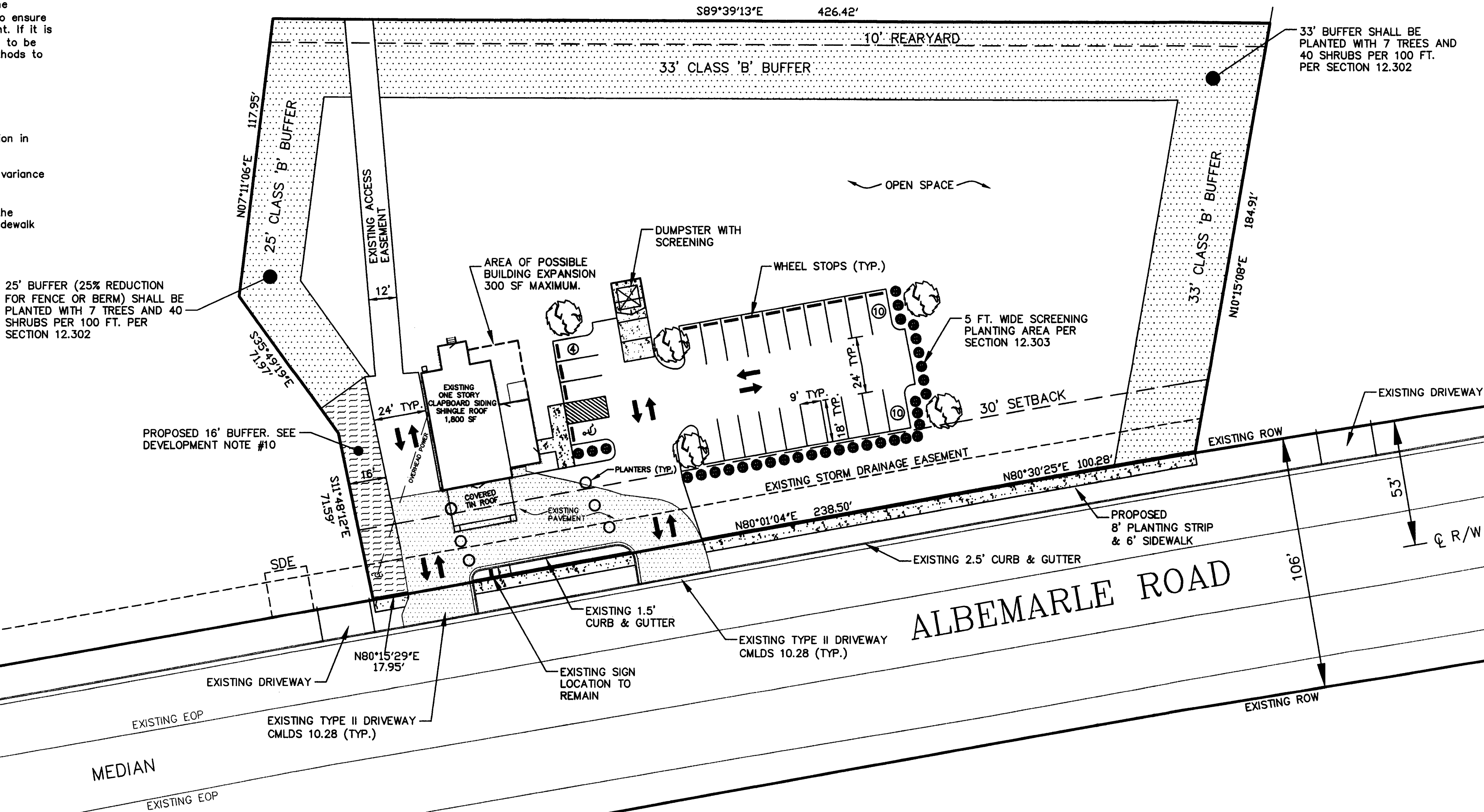
NOW OR FORMERLY
MARGARET SUE LEMMOND HELMS
DB: 4819-001
PARCEL ID#: 111-221-08
ZONED: R3

PROJECT INFORMATION

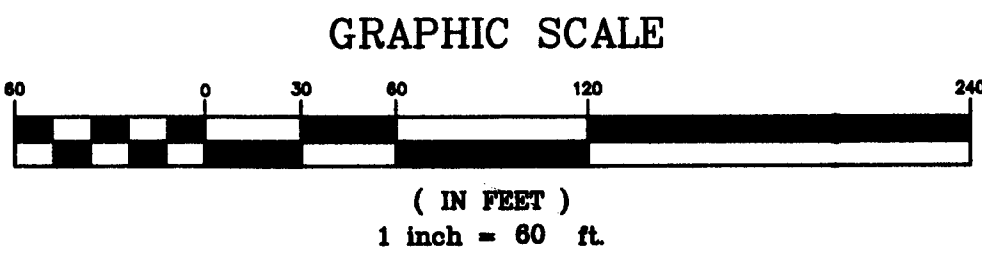
TOTAL SITE AREA - 1.98 ACRES
EXISTING ZONING - R-3
PROPOSED ZONING - B1(CD)
OPEN SPACE - 1.25 ACRES (63%)
PROPOSED USE - RESTAURANT/OFFICE/RETAIL (1800 SF)
PARKING - 24 SPACES REQUIRED
24 SPACES PROVIDED
TAX PARCEL #111-221-02, 111-221-08



NOW OR FORMERLY
HENRY O RHODES
& MARY L RHODES
DB: 2577-184
PARCEL ID#: 111-221-03
ZONED: R12-MF



NOW OR FORMERLY
WOODROW M ALLEN FAMILY
PROPERTIES LLC
DB: 11797-421
PARCEL ID#: 137-152-04
ZONED: R (MINT HILL)



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
780 Windsor Oak Court (28278) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.558.1990 704.558.0500/(fax)

NO.	DATE	DESCRIPTION	BY

SCHEMATIC SITE PLAN

HELMS PROPERTY
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: JERRY N. HELMS
DATED: 10/01/07
SCALE: 1" = 30'

FOR PUBLIC HEARING
REZONING PETITION #2007-133