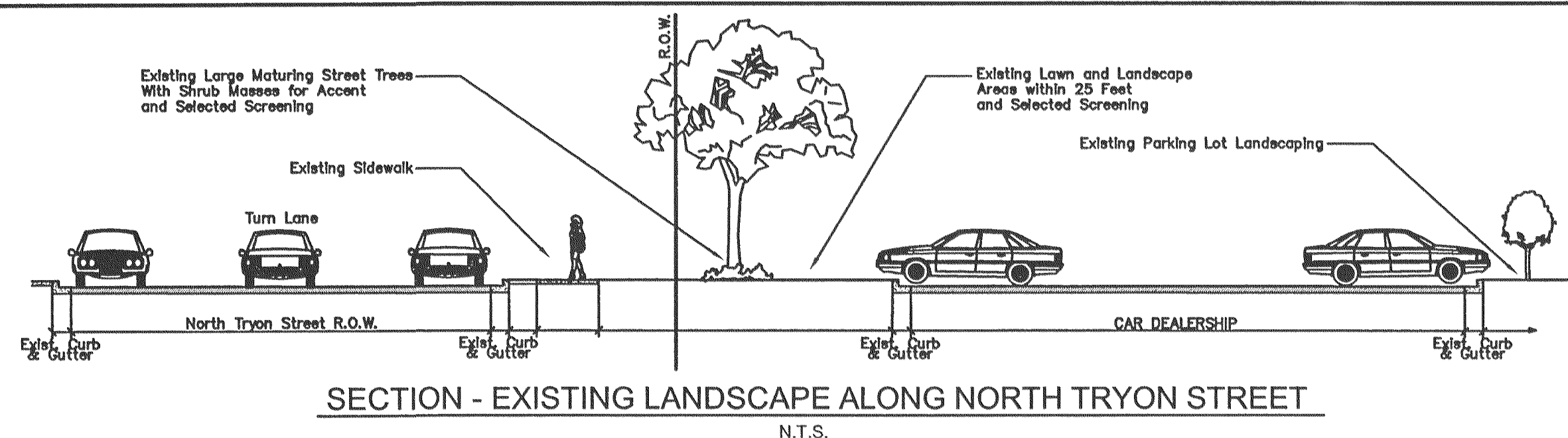



SITE AREA \_\_\_\_\_ 5.00 ACRES  
EXISTING ZONING \_\_\_\_\_ B-2(CD)  
ORIGINAL PETITION #S \_\_\_\_\_ #91-55 , 98-10  
EXISTING USE(S) \_\_\_\_\_ CAR DEALERSHIP  
PROPOSED USE \_\_\_\_\_ SEE NOTE # 1  
EXISTING BUILDING AREA \_\_\_\_\_ 15,000 S.F. (TO BE DEMOLISHED)  
MAX. BUILDING AREA \_\_\_\_\_ +/-25,000 S.F.

OWNER: DONALD CRAIG SUZUKI  
SITE ADDRESS: 110 NORTHCHASE DRIVE CHARLOTTE, NC



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2006-06



**BURTON  
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**DONALD CRAIG SUZUKI**  
110 NORTHCHASE DRIVE, CHARLOTTE, NC

Project	Sheet Title
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WGF  
Engineer  
DAW  
Drawn By  
04/04/06  
Date

## Revisions

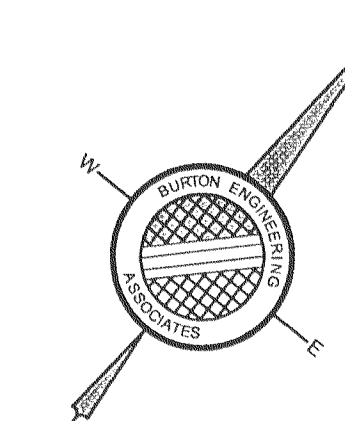
Project Number  
459-002

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GENERAL NOTES:

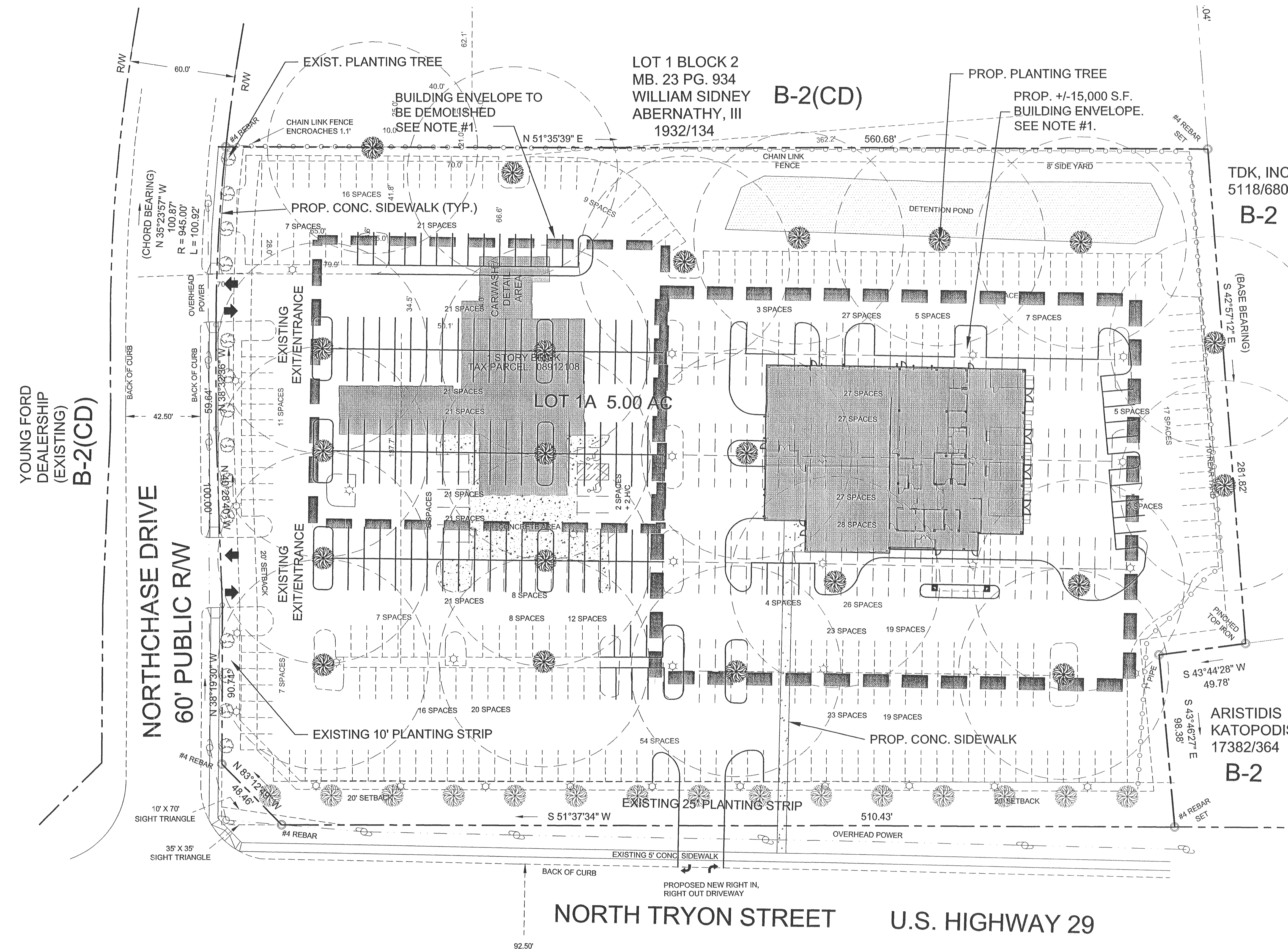
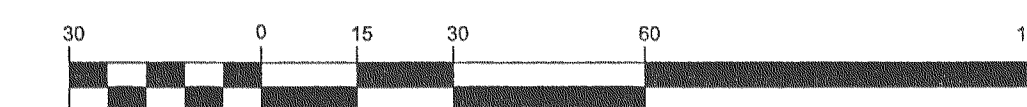
1. THE PURPOSE OF THIS REZONING PLAN IS TO SEEK A NEW LOCATION OF THE BUILDING ENVELOPE FOR A NEW BUILDING WITH A MAXIMUM OF 25,000 SQUARE FOOT; TO OBTAIN A RIGHT IN - RIGHT OUT DRIVEWAY CUT ONTO NORTH TRYON STREET (US HWY 29); ADD A TEMPORARY SALES TRAILER TO FACILITATE BUSINESS OPERATIONS DURING THE DEMOLITION PHASE OF THE OLD BUILDING AND OBTAIN AN CERTIFICATE OF OCCUPANCY ON THE PROPOSED BUILDING, THAT CAN NOT BE ISSUED UNTIL THE EXISTING BUILDING IS DEMOLISHED.
2. THE OLD BUILDING WILL BE DEMOLISHED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED ON THE NEW BUILDING. IF A CERTIFICATE OF OCCUPANCY IS NOT ISSUED ON THE NEW BUILDING AFTER CONSTRUCTION THE PROPERTY OWNER WILL STILL BE RESPONSIBLE FOR DEMOLISHING THE OLD BUILDING.
3. THIS TRACT IS A PORTION OF AREA DESIGNATED AS PARCEL "A" ON REZONING PETITION NO. 91-55 & 98-10. IT IS CURRENTLY IN OPERATION AS AN AUTO DEALERSHIP. ALL USES ALLOWED IN THE B-2 DISTRICT SHALL BE PERMITTED ON PARCEL "A" EXCEPT AS FOLLOWS: ADULT BOOKSTORES, CONTRACTOR OFFICES AND STORAGE YARDS, FUNERAL HOMES, PAWN SHOPS, TIRE RECAPPING SHOPS, ENTERTAINMENT ESTABLISHMENTS SUCH AS BARS, LOUNGES, TAVERNS ETC., THAT EMPLOY TOPLESS WAITRESSES AND RESTAURANTS WITH DRIVE THROUGH WINDOWS.
4. AN ADMINISTRATIVE APPROVAL WAS GRANTED ON MARCH 28, 2006 PETITION # 1998-10 BY DAVID BAGLEY TO MOVE THE EXISTING BUILDING ENVELOPE TO THE NORTH EAST PARKING LOT WITH A MAXIMUM 15,000 SF AND TO DEMOLISH THE EXISTING BUILDING. A CERTIFICATE OF OCCUPANCY WOULD NOT BE ISSUED ON THE PROPOSED BUILDING UNTIL THE EXISTING BUILDING WAS DEMOLISHED.
5. 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".
6. EXISTING STORMWATER DETENTION IS GRANDFATHERED UNDER PREVIOUS ZONING PLAN. NEW STORMWATER DETENTION WILL NOT BE ALLOWED WITHIN BUFFERS OR SETBACKS.
7. ALL DUMPSTERS WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
8. ALL DETACHED LIGHTS SHALL BE 30 FEET MAXIMUM IN HEIGHT.
9. ANY DEVELOPMENT WILL BE SUBJECT TO SCREENING REQUIREMENTS OF THE CHARLOTTE ZONING ORDINANCE SECTION 12.303. EXISTING DEVELOPMENT IS GRANDFATHERED UNDER PREVIOUS ZONING PLAN.
10. THE INSTALLATION OF A FIVE FOOT SIDEWALK ALONG NORTHCCHASE DRIVE WILL BE INSTALLED WITH THE ISSUANCE OF THE NEW BUILDING PERMIT WITH THIS PROPERTY.
11. ANY ADDITIONAL BUILDINGS OR ADDITIONS WILL OCCUR WITHIN THE NEW BUILDING ENVELOPE SHOWN ON THE PLAN. OLD ENVELOPE WILL BE REMOVED WHEN EXISTING BUILDING IS DEMOLISHED.
12. A 25 FOOT PLANTING STRIP SHALL BE OBSERVED ON THE PROJECTS 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 STRIPS IS ALSO PROVIDED FOR THE AREA OF THE STREETS CONTAINED IN THE B-2(CD) AREA.
13. THE TOTAL BUILDING AREA FOR THIS PROPERTY AND THE ADJACENT RESIDUAL PART OF PARCELA" 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.
14. A SIDEWALK SHALL BE CONSTRUCTED ALONG NORTHCCHASE DRIVE AND FROM THE PROPOSED BUILDING TO THE EXISTING SIDEWALK ALONG NORTH TRYON STREET. SIDEWALK CONSTRUCTION PER THE REQUIREMENTS OF THE CITY OF CHARLOTTE.

### DRAWING INFORMATION



GRAPHIC SCALE

( IN FEET )

$$1'' = 30'-0''$$


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

NORTHCHASE DRIVE  
60' PUBLIC RW

NORTH TRYON STREET      U.S. HIGHWAY 29

TDK, INC.  
5118/680  
B-2

ARISTIDIS  
KATOPODIS  
17382/364  
B-2