

LOCATION MAP  
NOT TO SCALE

SITE DATA CHART:

- OWNER: BODNAR INVESTMENT GROUP  
3755 CORPORATE WOODS DR.  
BIRMINGHAM, AL 35242
- DEVELOPER: BODNAR INVESTMENT GROUP  
3755 CORPORATE WOODS DR.  
BIRMINGHAM, AL 35242
- PIN: 19855114
- ZONING: EXISTING CC(SPA)  
PROPOSED ZONING: CC(SPA)
- YARDS:  
REQUIRED SETBACK(STEELE CREEK RD): 35 FEET  
REQUIRED SIDE YARD: 25 FEET  
REQUIRED REAR: 25 FEET  
PROPOSED: 35 FEET  
PROPOSED: 25 FEET  
PROPOSED: 25 FEET
- BUFFER:  
SIDE YARD: 38' CLASS C BUFFER  
REAR YARD BUFFER: 28.5' CLASS B BUFFER W/FENCE
- MAXIMUM BUILDING HEIGHT: 45 FEET
- TOTAL SITE AREA = 3.245  
JIM N NICKS SITE AREA = 1.855  
TIRE STORE SITE AREA = 1.390 AC.
- PUBLIC WATER & SANITARY SEWER IS AVAILABLE ALONG STEELE CREEK ROAD

PROJECT SUMMARY

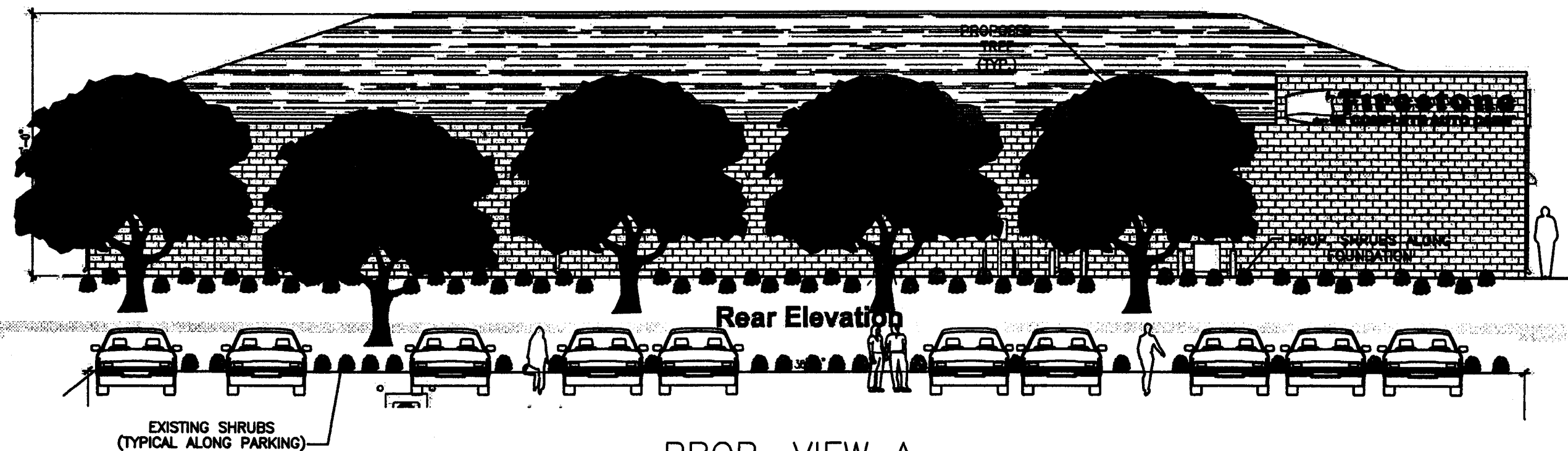
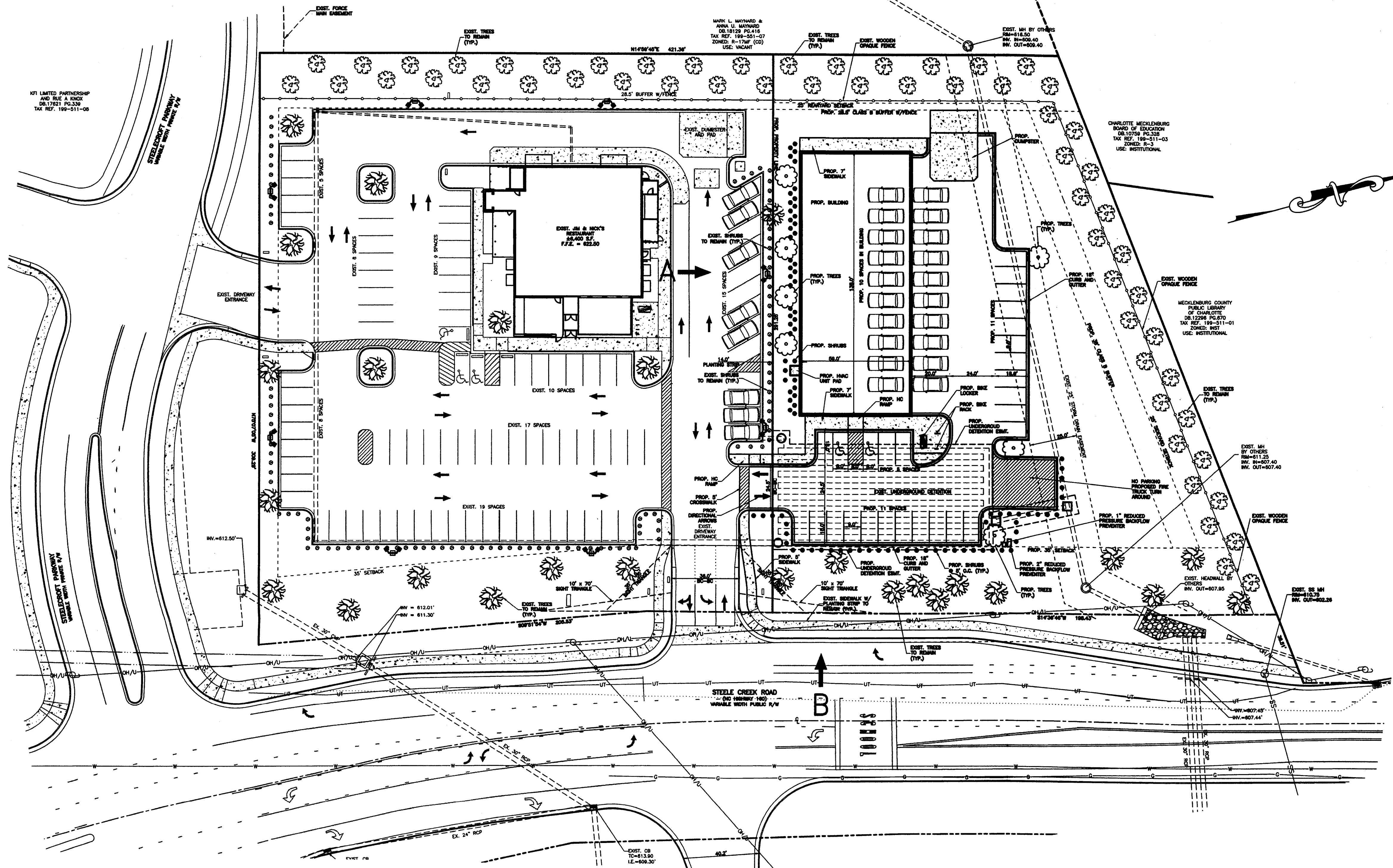
MAXIMUM BUILDING SQUARE FOOTAGE: 9,000 SQUARE FEET  
PARKING SPACES REQUIRED: 1 SPACE / 250 SF OF FLOOR AREA  
PARKING SPACES PROVIDED: 36 SPACES  
PARKING SPACES PROVIDED: 37 SPACES (INCLUDES AREA @ BAY DOORS)  
THE CLASS C BUFFER WILL MEET THE REQUIREMENTS OF SECTION 12.302.  
SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE MET.  
BICYCLE PARKING REQUIREMENTS OF SECTION 12.202(A) WILL BE MET.  
SCREENING FENCE REQUIREMENTS OF SECTION 12.302 WILL BE MET.  
EXISTING TREES SHALL COUNT TOWARD STREET TREE CRITERIA  
SUPPLEMENTAL TREES WILL BE ADDED IF NECESSARY TO SATISFY URBAN FORESTRY REQUIREMENTS.

GENERAL NOTES:

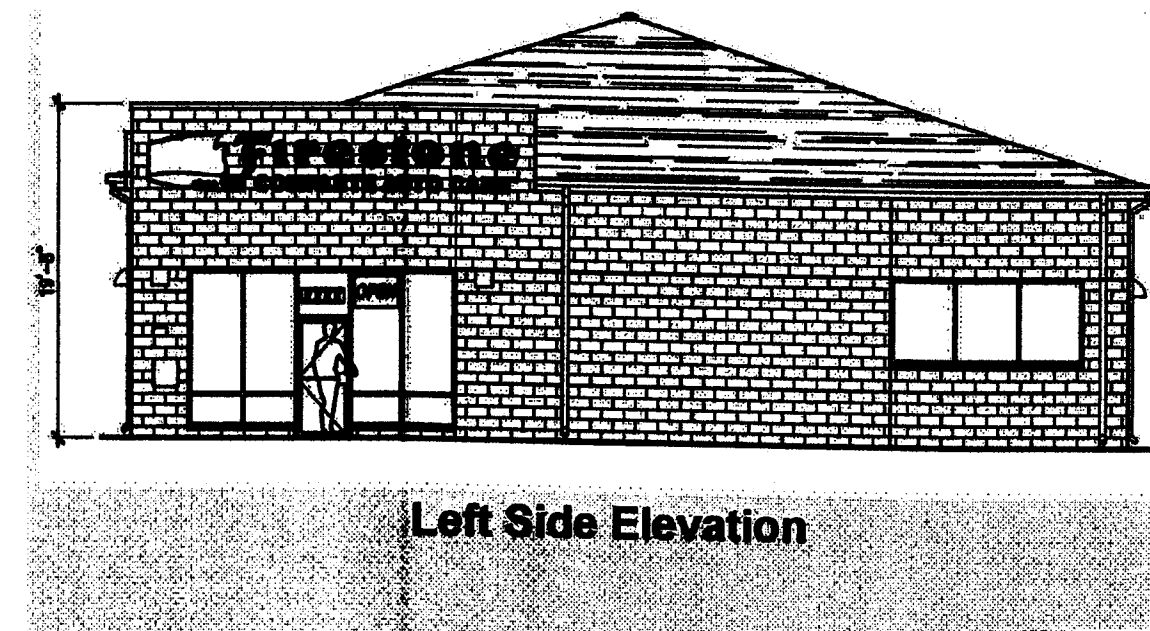
- THE PURPOSE OF THIS REZONING IS TO ALLOW THE SUBDIVISION OF 3.245 AC INTO 2 TRACTS.
- THIS DRAWING IS A CONCEPTUAL SITE STUDY AND IS SUBJECT TO FURTHER DESIGN ANALYSIS IN REGARDS TO APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND LOCAL ZONING ORDINANCES.
- ALL SITE LIGHTING WILL BE FULL CUT-OFF AND SHIELDED IN SUCH A WAY THAT THE LIGHT SOURCE SHALL NOT CAST LIGHT DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR ON ADJACENT RESIDENTIALLY ZONED PROPERTY, CAUSING GLARE. MAX LIGHT POLE HEIGHT SHALL NOT EXCEED 25 FEET.
- DUMPSTER AREA WILL BE FULLY ENCLOSED WITH A 6'-0" PRIVACY FENCE WITH OPERABLE GATES.
- STORM WATER DETENTION FOR THE DEVELOPMENT OF THE PROPOSED OUTPARCEL HAS BEEN PROVIDED BY THE EXISTING UNDERGROUND DETENTION BASIN INSTALLED DURING THE CONSTRUCTION OF THE JIM N NICKS BBQ RESTAURANT. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- LANDSCAPING WILL BE PROVIDED PER CITY'S ZONING ORDINANCE REQUIREMENTS.
- SIGNS WILL MEET THE REQUIREMENTS OF CHAPTER 13.
- THE PETITIONER SHALL MEET THE TREE ORDINANCE REQUIREMENTS FOR PARKING LOTS, WHICH STATES THAT PARKING SPACES SHALL BE WITHIN 60' OF A TREE.
- ALL PROPOSED STORAGE WILL BE INSIDE THE BUILDING.
- REAR ELEVATION WILL BE BROKEN BY WINDOWS, DOORS, ORNAMENTATION, AND/OR ARTICULATION SO THAT NO EXPANSE OF BLANK WALL EXCEEDS 20 FEET IN LENGTH.
- ALL METERS AND OTHER UTILITY EQUIPMENT WILL BE FULLY SCREENED, EITHER WITH VEGETATION OR A WALL.
- THERE WILL BE NO OUTSIDE SPEAKERS OR PAGING SYSTEM.
- THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN TO LUESA PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE PLAN SHOULD SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL ALSO STATE THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES DISPOSED OR RECYCLED MATERIALS

LEGEND:

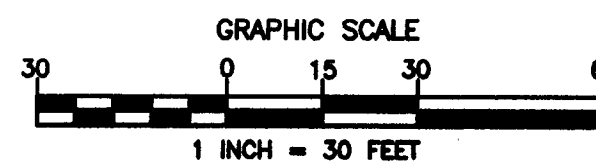
- PROPOSED TREE
- EXISTING TREE
- PROPOSED SHRUB



PROP. VIEW A  
N.T.S.



PROP. VIEW B  
N.T.S.



PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	1/14/09	PER CITY COMMENTS
2	CBH	2/12/09	PER CITY COMMENTS

PETITION NO. 2009-016

Project: **CAR TIRE CENTER**  
STEELE CREEK ROAD  
CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

File #: 08321.DWG Date: 11/21/08 Project Egr: BTU  
Design By: FBL  
Drawn By: FBL  
Scale: 1"=30'  
8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

C1.0