



SITE DATA CHART:

1. OWNER: BODNAR INVESTMENT GROUP
3755 CORPORATE WOODS DR.
BIRMINGHAM, AL 35242
- DEVELOPER: BODNAR INVESTMENT GROUP
3755 CORPORATE WOODS DR.
BIRMINGHAM, AL 35242
2. PIN: 19955114
3. ZONING: EXISTING CC(SPA)
PROPOSED ZONING: CC(SPA)
4. YARDS:
- | | |
|--|-------------------|
| REQUIRED SETBACK(STEELE CREEK RD): 35 FEET | PROPOSED: 35 FEET |
| REQUIRED SIDE YARD: 25 FEET | PROPOSED: 25 FEET |
| REQUIRED REAR: 25 FEET | PROPOSED: 25 FEET |
5. BUFFER:
- REQUIRED(SIDE): 50 FEET CLASS C BUFFER
PROPOSED SIDE YARD 50 FEET CLASS C BUFFER
REAR YARD BUFFER IS SHARED BETWEEN SUBJECT PARCEL & PIN 199--551--07
6. MAXIMUM BUILDING HEIGHT: 45 FEET
7. TOTAL SITE AREA = 3.245
JIM N NICKS SITE AREA = 1.855
TIRE STORE SITE AREA = 1.390 AC.
8. 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 REQUIRED: 36 SPACES

PARKING SPACES PROVIDED: 37 SPACES

THE CLASS C BUFFER WILL MEET THE REQUIREMENTS OF SECTION 12.302.

SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE MET.

TREE PLANTING REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET IN THE PLANTING STRIPS

BICYCLE PARKING REQUIREMENTS OF SECTION 12.202(A) WILL BE MET.

SCREENING FENCE REQUIREMENTS OF SECTION 12.302 WILL BE MET.

EXISTING TREES COUNT TOWARD STREET TREE CRITERIA

SUPPLEMENTAL TREES WILL BE ADDED IF NECESSARY TO SATISFY URBAN FORESTRY REQUIREMENTS

GENERAL NOTES:

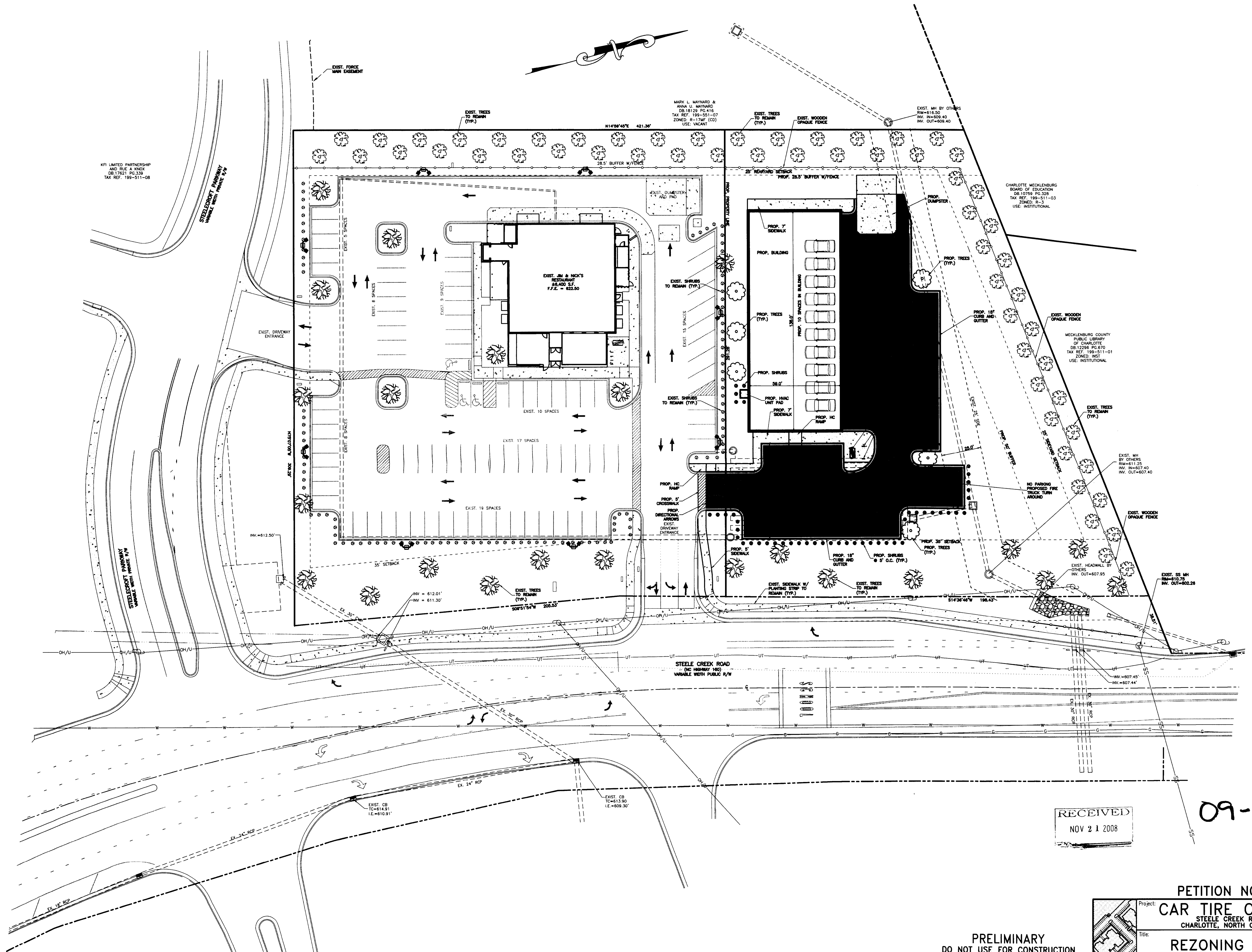
1. THE PURPOSE OF THIS REZONING IS TO ALLOW THE SUBDIVISION OF 3.245 AC INTO 2 TRACTS. THE ORIGINAL REZONING (92-14) HAD PERMITTED 4 OUTPARCELS FOR THE RETAIL DEVELOPMENT ON THE NORTH WEST CORNER OF HWYS 49 & 160. REZONING PETITION 2008-051 CITED 3 OF THE OUTPARCELS INTO ONE PARCEL. THE PROPOSED REQUEST WOULD CREATE 2 PARCELS WHICH BRINGS THE TOTAL TO 3 OUTPARCELS ON THIS SITE.
2. 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.
3. ALL SITE LIGHTING WILL BE FULL CUT-OFF AND SHIELDED IN SUCH A MANNER THAT THE LIGHT SOURCE SHALL NOT CAST LIGHT INTO AN ADJACENT PUBLIC RIGHTS-OF-WAY OR ON ADJACENT RESIDENTIALLY USED/ZONED PROPERTY, CAUSING GLARE. MAX LIGHT POLE HEIGHT SHALL NOT EXCEED 25 FEET.
4. DUMPSITE AREA WILL BE FULLY ENCLOSED WITH A 6'-0" PRIVACY FENCE WITH OPERABLE GATES.
5. 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 NICKS BBQ RESTAURANT
6. LANDSCAPING WILL BE PROVIDED PER CITY'S ZONING ORDINANCE REQUIREMENTS.
7. SIGNS WILL MEET THE REQUIREMENTS OF CHAPTER 13.
8. THE PETITIONER SHALL MEET THE TREE ORIENTATION REQUIREMENTS FOR PARKING LOTS, WHICH STATES THAT PARKING SPACES SHALL BE WITHIN 60' OF A TREE.
9. PROPOSED STORAGE OF TIRES WILL BE INSIDE THE BUILDING.

LEGEND:

 PROPOSED ASPHALT PROPOSED TREE EXISTING TREE

● PROPOSED SHRUB

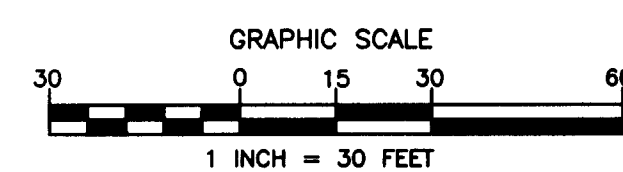
⑤ EXISTING SHRUB



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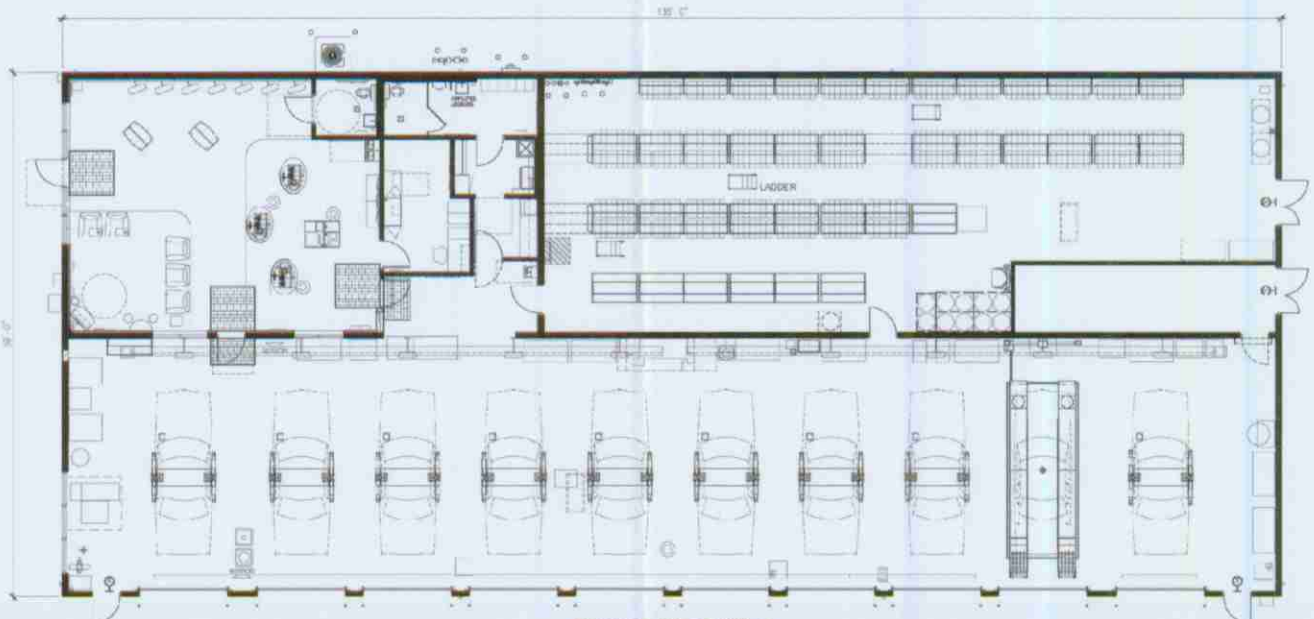
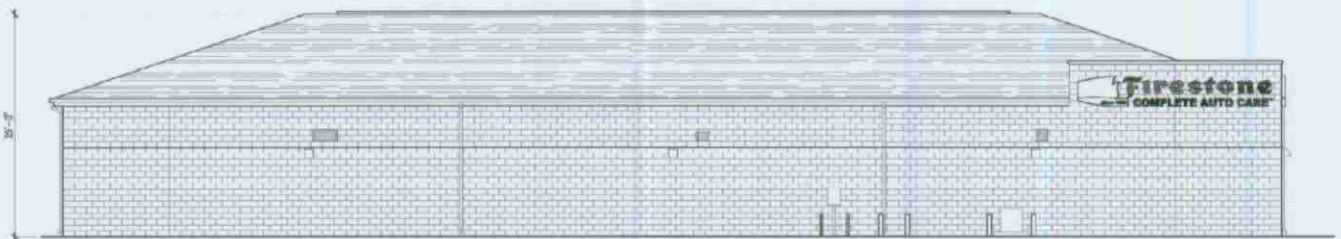
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	Project: CAR TIRE CENTER STEELE CREEK ROAD CHARLOTTE, NORTH CAROLINA		
	Title: REZONING PLAN		
	File #: 08321.DWG	Date: 11/21/08	Project Egr: BTU
	Design By: FBL Drawn By: FBL		Scale: 1" = 30'
8720 RED OAK BOULEVARD, SUITE 424 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			C1.0

C1.0



BUILDING AREAS	
CUSTOMER WAITING	1010
SERVICE AREA	4179
INVENTORY	2243
USED INVENTORY	247
OTHERS	187
TOTAL BUILDING	8142



Prototype: "RS" Right Hand 2008