

BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM MAP BY BRADY

SURVEYING CO., P.A., DRAWING 15161, DATED

**PRELIMINARY** FOR REVIEW ONLY NOT FOR CONSTRUCTION

## DEVELOPMENT DATA TABLE

a.SITE ACREAGE: TRACT A - 9.44 ACRES, TRACT B - 0.783

b.TAX PARCELS: TRACT A - 05523102, TRACT B - 05523101

d.PROPOSED ZONING: TRACT A & B, I-2 (CD) LLWPA (GENERAL INDUSTRIAL CONDITIONAL, LOWER LAKE WYLIE WATERSHED PROTECTED AREA)

e.SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:

RETAIL CONVIENCE STORE: 7,589.73 SF

RESTAURANT WITH DRIVE THRU: 3,253.17 SF

AND OTHER ACCESSORY USES AS PERMITTED BY THE ZONING DISTRICT

h.MAXIMUM NUMBER OF BUILDINGS - AS ALLOWED BY THE ZONING DISTRICT

ORDINANCE WILL BE PROVIDED

j. AMOUNT OF OPEN SPACE: OPEN SPACE AS REQUIRED BY THE ORDINANCE WILL

1. DEVELOPMENT OF THIS SITE SHALL 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 T REFLECT PROPOSED USES ON THIS SITE, BUT THE EXACT CONFIGURATION PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OF MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

2.THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS TREES, BICYCLE PARKING AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINNISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

3. THROUGHOUT THIS RE-ZONING PETITION, THE TERMS "OWNER", "OWNERS" "PETITIONER" OR "PETITIONERS" SHALL WILL RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

1. THE SITE MAY BE USED FOR ANY USE PERMITTED BY RIGHT IN THE I-2DISTRICT THAT SHALL INCLUDE BUT NOT LIMITED TO USES SPECIFIED IN ORDINANCE SECTION 9.1104. PROHIBITED USES INCLUDE AIRPORTS, AMUSEMENTS, HELIPORTS, TATTOO ESTABLISHMENTS, ABATTOIRS, ADULT ESTABLISHMENTS, JAILS AND PRISONS, AND JUNKYARDS.

1. THE SITE CURRENTLY HAS TWO (2) FULL ACCESS DRIVEWAYS ONTO WEST POINT DRIVE AT THE GENERAL LOCATION DEPICTED ON THE SITE PLAN. NO DRIVEWAY CONNECTIONS ONTO SAM WILSON ROAD ARE PROPOSED. ALL DRIVEWAY

2.PARKING AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN.

## <u>ARCHITECTURAL STANDARDS</u> - RESERVED

## STREETSCAPE AND LANDSCAPING

THE PETITIONER WILL INSTALL LANDSCAPE SCREENING THAT WILL COMPLY WITH THE ORDINANCE CHAPTER 12 PART 3, FOR THE I-2 ZONING CLASSIFICATION AS DEPICTED ON THE SITE PLAN. THE LANDSCAPE AREAS MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND SHRUBBERY. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY

OF CHARLOTTE TREE ORDINANCE.

ALL PARKING MUST BE PROPERLY SCREENED FROM ABUTTING RIGHT-OF-WAYS AND

**ENVIRONMENTAL FEATURES** — THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

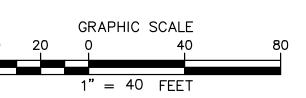
AREA FOR WATER QUALITY AND DETENTION BMP'S WILL BE AESTHETICALLY APPEALING THROUGH THE USE OF GRASS. LANDSCAPING, WATER FEATURES, RAIN GARDENS OR OTHER LIKE FORMS.

**RKS. GREENWAYS AND OPEN SPACE** — RESERVED

FIRE PROTECTION - RESERVED

<u>SIGNAGE</u> - SHALL COMPLY WITH CHAPTER 13 OF THE DEVELOPMENT ORDINANCE

**LIGHTING** - ALL PARKING LOT LIGHT FIXTURES WILL BE FULLY SHIELDED AND FULL CUT OFF TYPE FIXTURES. LIGHT FIXTURES WILL BE LIMITED TO A MAXIMUM HEIGHT OF 42' FEET AND .SHALL COMPLY WITH SECTION 12.402 OF THE DEVELOPMENT



REZONING PLAN 216-049

## <u>OWNER</u>

MR. CHAD BRUNER LOVERS TRAVEL STOPS & COUNTRY STORES 1060 NORTH PENNSYLVANIA AVENUE OKLAHOMA CITY, OK 73120

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