



**ZONING: Existing** I-2  
**ZONING: Proposed** I-1 (CD)  
 Land Area = 30,300 s/f +/-  
 Max FAR = .80  
 Min Lot Area = 8,000 sq/ft  
 Min Lot Width = 50'  
 Actual Lot Width = 100'  
 Min Setback = 20'  
 Min Side Yard = 0' or 5.0'  
 Max. Height = 40.'

**PARKING:**  
 Office = 4 spaces + 1 ADA  
 Shop/Storage = 27 Spaces + 3 ADA  
 Bicycle Parking: Per Code 12.202A  
**BUFFER REQUIREMENTS: (C) = 3 Trees/100'**  
**BUFFER REQUIREMENTS: (C) = 20 Shrubs/100'**

**GENERAL NOTES**

1. Development of the site will be controlled by the standards depicted on this site plan and standards in accordance with the City of Charlotte Zoning Ordinance.
2. Screening will comply with the applicable standards set forth in Section 12.303 of the City of Charlotte Zoning Ordinance.
3. Parking will meet the standards of Table 12.202 of the City of Charlotte Zoning Ordinance.
4. Any storage or parking of vehicles for sale or lease will be located out of the required setback from Thrift Road.
5. Signage shall conform to the provisions of Chapter 13 of the City of Charlotte Zoning Ordinance.
6. The driveway connections will be subject to review and approval by the City of Charlotte Engineering Department.
7. Site Lighting will not exceed 20.0' in height and will be fully shielded and capped. No wall "Pak" lighting allowed. Sidewalk and planting strip adjacent to the proposed re-alignment of Thrift Road will comply with required standards.
8. The Transitional Right-of-Way will be measured 35.0' from the center line of Thrift Road.
9. No vehicle storage will be located outside all required setbacks. Pavement and parking areas shall be removed from all setbacks.

Revisions 10/16/06

**FOR PUBLIC HEARING**  
 Petition No. 2006-138

Dwg No. **SK #1**  
 Scale: 1"=50.0'  
 Date: 7/10/06  
 Dwn:rlb Chk: rlb

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 OCT 20 2006  
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2006-138

**PROJECT:**  
 NATHANIEL MEANS SITE  
 2019 THRIFT ROAD  
 Charlotte, NC