7993A



4312 WALLACE NEEL RD

11313304

12/17/07

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

7993A/1033B

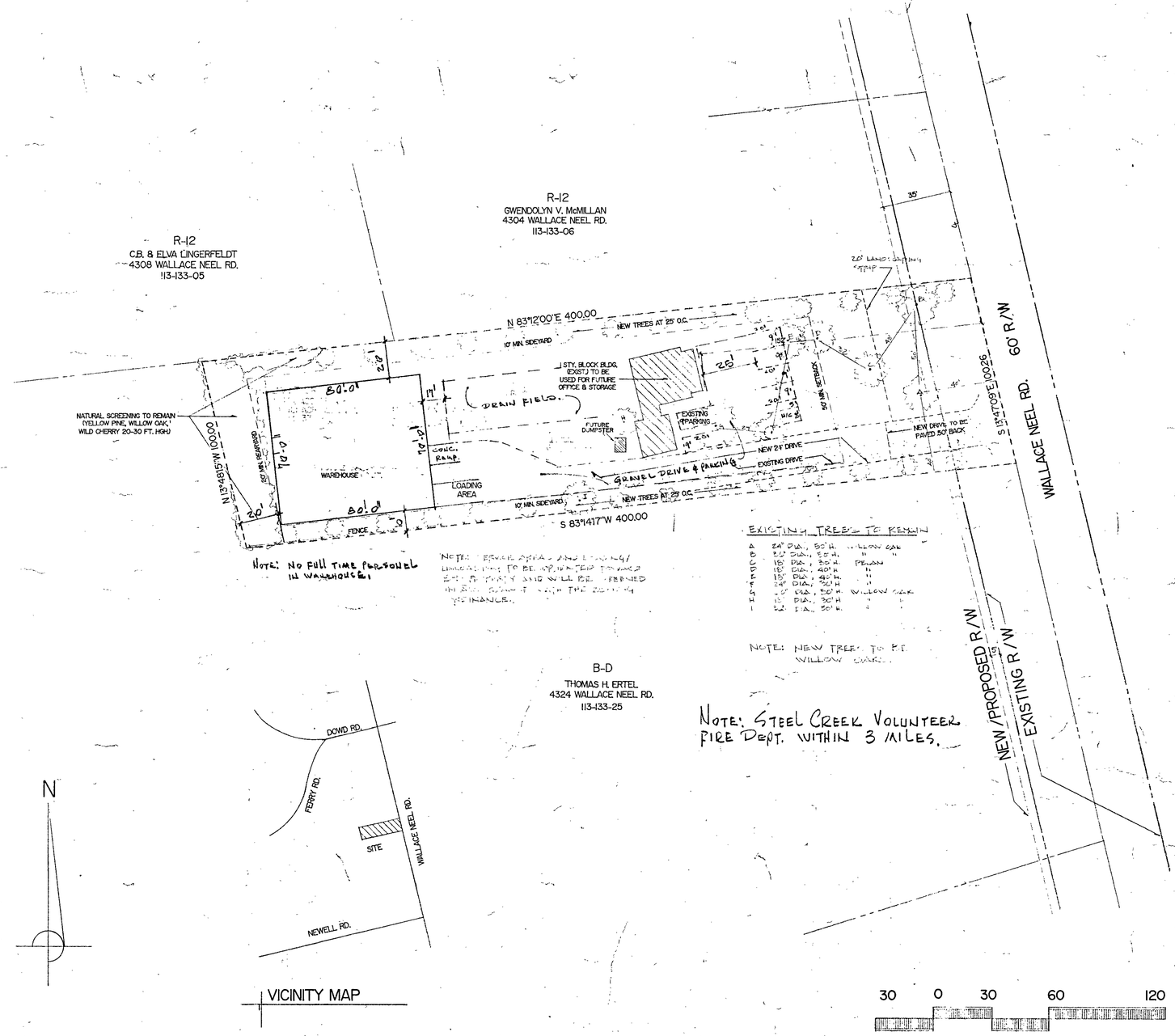
DEVELOPMENT DATA

SITE AREA TO BE REZONED	0.913 ACRES
EXISTING ZONING	R-12
PROPOSED ZONING	B-D (C-D)
PERMITTED USES	WAREHOUSE, STORAGE
EXIST. BLDG. SQ. FT.	1,346
PROPOSED BLDG. SQ. FT.	5,600

NOTES

CONDITIONAL NOTES AND SITE DATA

1. Boundary information from surveys by Michael L. Cloninger, May 9, 1991.
2. Mature shade trees exist at the front of the property. Upon development of the project, trees for screening will be installed at 25' intervals. Trees will be 8' in height at time of installation.
3. A driveway permit for the existing driveway to Wallace Neel Rd. will be requested. The driveway will be improved to commercial standards and paved at least 50' back from the edge of pavement along Wallace Neel Rd. The improved driveway will be 24' in width. All requirements of the applicable D.O.T. regulations will be followed.
4. All reasonable efforts will be taken during construction to preserve existing trees and protect them from damage during construction of the project. Special care shall be taken to provide barricades to protect the root zone of existing trees. If a tree dies, it will be replaced as soon as possible.
5. The structure will be a 6,800 S.F. warehouse to be constructed by the owner. It will be constructed approximately 100' behind the existing structure and will conform to all regulations allowed in the B-D zoning district
6. Petitioner/Owner shall dedicate the Right-of-Way measuring 35' from the centerline of Wallace Neel Rd. prior to issuance of the building permit.
7. Screening and Parking shall be provided in accordance with the zoning ordinance.



VICINITY MAP

N

30 0 30 60 120

REZONING PLAN- ZONING APPROVED

SCALE 1"=30'	APPROVED BY	DRAWN BY	DSL
DATE 7-25-91		REVISED	9-21-91

WILLIAM T. BIRCHFIELD
4312 WALLACE NEEL RD.
CHARLOTTE, N.C.

TAX PARCEL NO. 113-133-04 | DRAWING NUMBER RZ-1

7993A/1033B

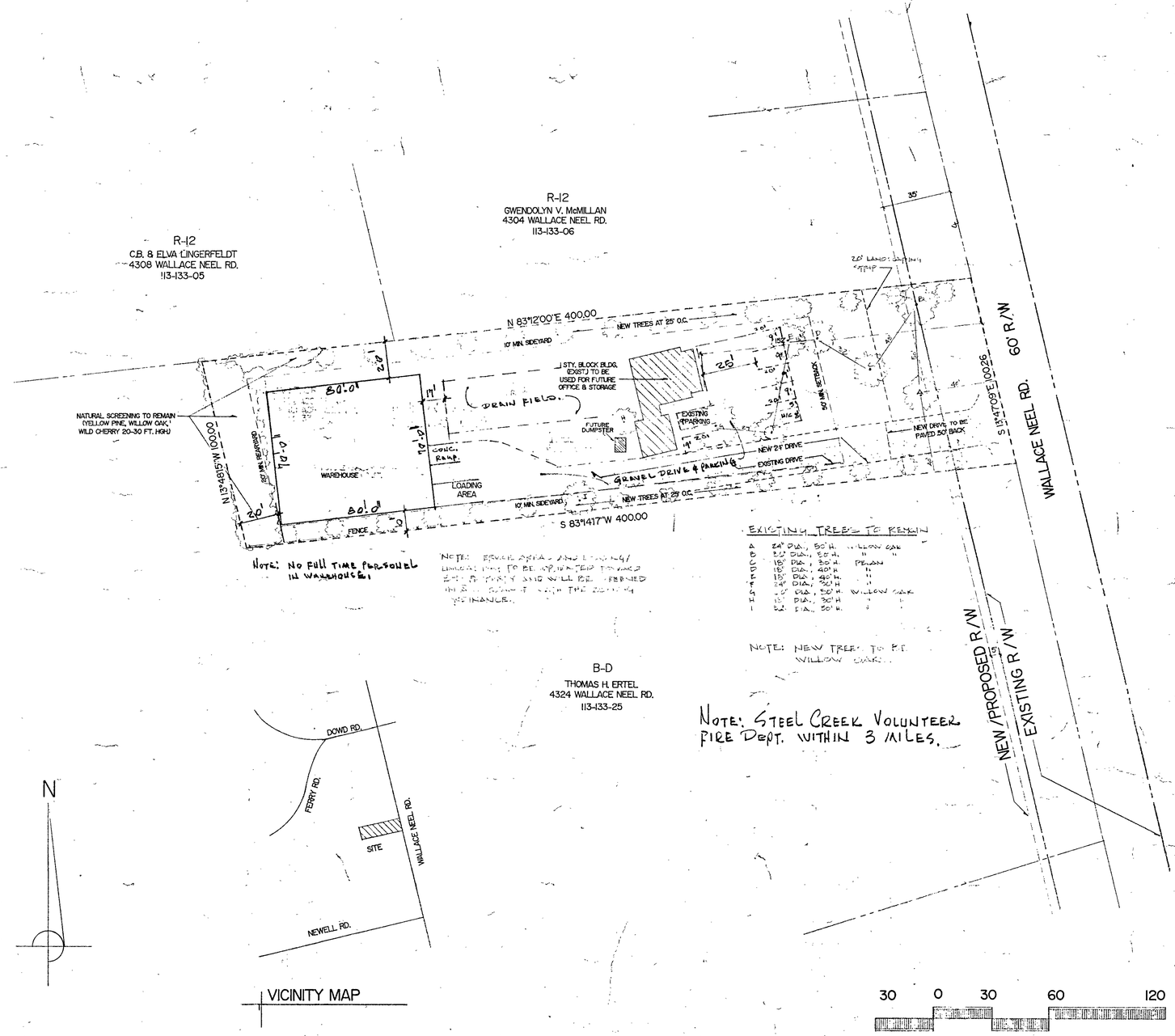
DEVELOPMENT DATA

SITE AREA TO BE REZONED	0.913 ACRES
EXISTING ZONING	R-12
PROPOSED ZONING	B-D (C-D)
PERMITTED USES	WAREHOUSE, STORAGE
EXIST. BLDG. SQ. FT.	1,346
PROPOSED BLDG. SQ. FT.	5,600

NOTES

CONDITIONAL NOTES AND SITE DATA

1. Boundary information from surveys by Michael L. Cloninger, May 9, 1991.
2. Mature shade trees exist at the front of the property. Upon development of the project, trees for screening will be installed at 25' intervals. Trees will be 8' in height at time of installation.
3. A driveway permit for the existing driveway to Wallace Neel Rd. will be requested. The driveway will be improved to commercial standards and paved at least 50' back from the edge of pavement along Wallace Neel Rd. The improved driveway will be 24' in width. All requirements of the applicable D.O.T. regulations will be followed.
4. All reasonable efforts will be taken during construction to preserve existing trees and protect them from damage during construction of the project. Special care shall be taken to provide barricades to protect the root zone of existing trees. If a tree dies, it will be replaced as soon as possible.
5. The structure will be a 6,800 S.F. warehouse to be constructed by the owner. It will be constructed approximately 100' behind the existing structure and will conform to all regulations allowed in the B-D zoning district
6. Petitioner/Owner shall dedicate the Right-of-Way measuring 35' from the centerline of Wallace Neel Rd. prior to issuance of the building permit.
7. Screening and Parking shall be provided in accordance with the zoning ordinance.



NOTE: NO FULL TIME PERSONEL IN WAREHOUSE.

NOTE: ERVEL AREAS AND LANDSCAPING/LANDSCAPING TO BE OPERATED TO MAKE SURE THAT PARTY SHD WILL BE OBTAINED IN ACCORDANCE WITH THE ZONING ORDINANCE.

EXISTING TREES TO REMAIN

A	24" DIA., 80' H.	WILLOW OAK	
B	30" DIA., 85' H.	"	"
C	18" DIA., 30' H.	PECAN	
D	18" DIA., 40' H.	"	
E	17" DIA., 45' H.	"	
F	24" DIA., 50' H.	"	
G	20" DIA., 50' H.	WILLOW OAK	
H	15" DIA., 30' H.	"	"
I	22" DIA., 50' H.	"	"

NOTE: NEW TREES TO BE WILLOW OAK.

NOTE: STEEL CREEK VOLUNTEER FIRE DEPT. WITHIN 3 MILES.

VICINITY MAP

30 0 30 60 120

REZONING PLAN- ZONING APPROVED

SCALE: 1"=30'	APPROVED BY	DRAWN BY DSL
DATE: 7-25-91		REVISED 9-21-91

WILLIAM T. BIRCHFIELD
4312 WALLACE NEEL RD.
CHARLOTTE, N.C.

TAX PARCEL NO. 113-133-04

DRAWING NUMBER RZ-1