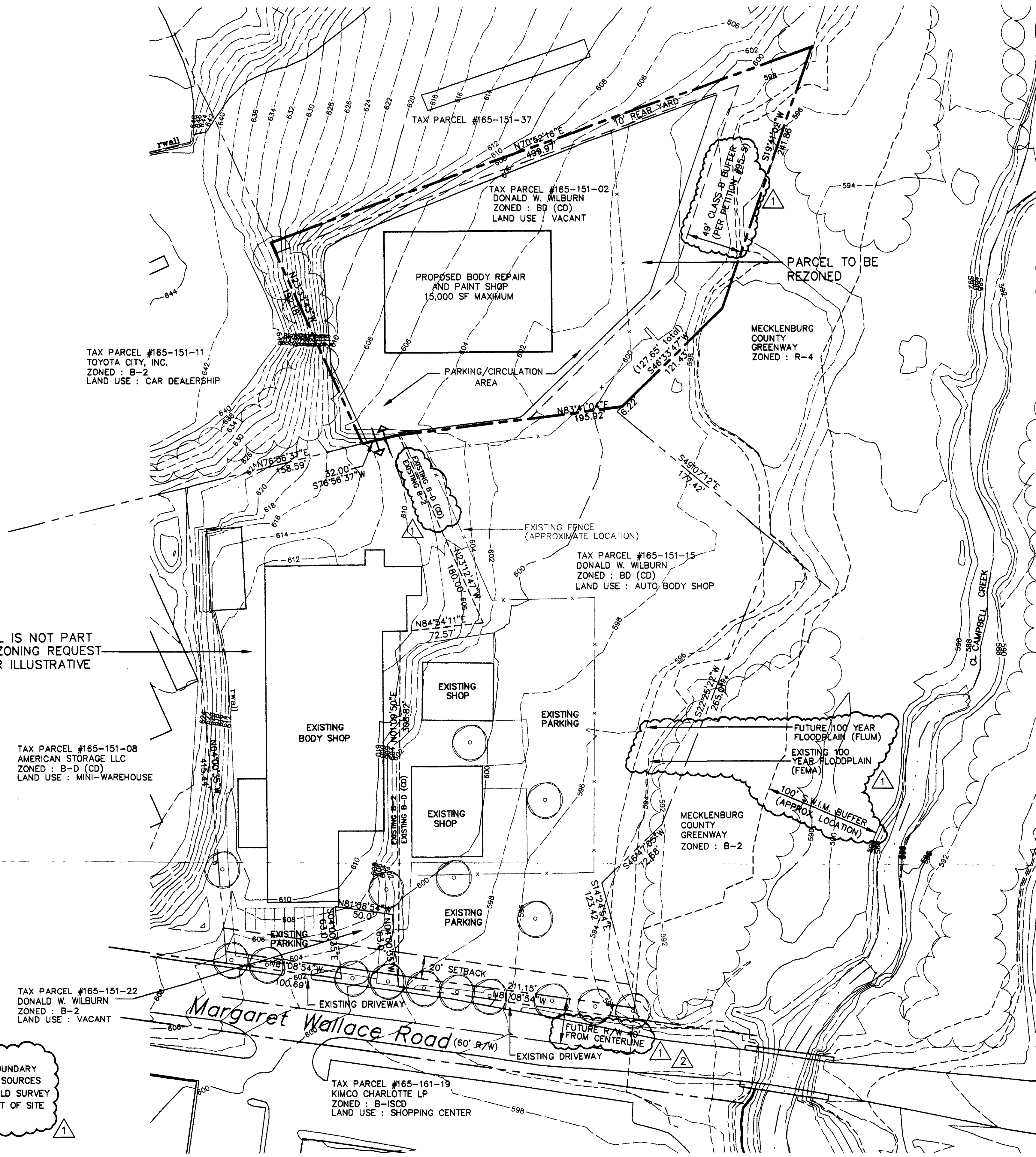


VICINITY MAP N.T.S.

CADD FILE: G:\CADD\PROJ\51716\51716REVZ.DWG

NOTE:
APPROXIMATE FLUM BOUNDARY
TAKEN FROM CITY GIS SOURCES
TO BE VERIFIED BY FIELD SURVEY
PRIOR TO DEVELOPMENT OF SITE
CONSTRUCTION PLANS

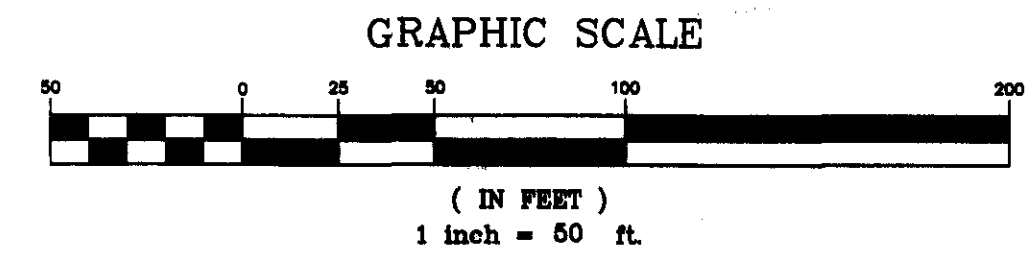


THIS PARCEL IS NOT PART
OF THIS REZONING REQUEST
(SHOWN FOR ILLUSTRATIVE
PURPOSES)

DEVELOPMENT DATA:
 TAX PARCEL #: 165-151-02
 TOTAL ACRES : 2.01 ACRES
 EXISTING ZONING : BD (CD) (PETITION #95-5)
 PROPOSED ZONING : B-2 (CD)
 EXISTING USE: VACANT
 PROPOSED USE : AUTO BODY REPAIR
 AND PAINT SHOP
 15,000 SF MAXIMUM

- CONDITIONAL NOTES:**
1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206 (2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
 2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
 3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF AN AUTO REPAIR/BODY SHOP/PAINT SHOP. THE MAXIMUM AMOUNT OF BUILDING SQUARE FOOTAGE SHALL BE 15,000 SF.
 4. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 30 FEET, INCLUDING ITS BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE AND SHALL BE CAPPED TO PREVENT UPWARD GLARE.
 5. THE PETITIONER/DEVELOPER SHALL DEDICATE AND CONVEY LAND ALONG THE SITE'S MARGARET WALLACE ROAD FRONTAGE FOR RIGHT-OF-WAY PURPOSES. SUCH DEDICATION SHALL MEASURE 40 FEET FROM THE CENTERLINE OF THE STREET AS SHOWN ON THE SITE PLAN AND SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
 6. WAL-PAK LIGHTING SHALL BE PROHIBITED.
 7. A SIDEWALK PRESENTLY EXISTS ALONG THE SITE'S FRONTAGE ADJACENT TO MARGARET WALLACE ROAD.
 8. THE PROPOSED REZONING SITE SHALL NOT OPERATE OR FUNCTION AS A JUNKYARD. THE VEHICLE INVENTORY MUST REGULARLY MOVE ON AND OFF THE SITE AND MOST WILL DO SO WITHIN 2-3 DAYS. SOME VEHICLES DUE TO THE AVAILABILITY OF PARTS, INSURANCE CLAIMS, ETC. MAY STAY ON THE SITE LONGER.

APPROVED BY CITY COUNCIL
DATE 10/23/02



APPROVED BY CITY COUNCIL
DATE 10/23/02

GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 373-1907
 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering

© Copyright
The use of these drawings
without written permission
from the architect/engineer
is prohibited. Violators
will be subject to legal
action.

PROJECT: CONDITIONAL REZONING REQUEST
FOR
WILBURN AUTO BODY SHOP
SHEET TITLE: CONDITIONAL REZONING SITE PLAN

| | |
|-------------|--|
| Project No. | 51716 |
| Checked by | TLH |
| Drawn by | PAB |
| Date Drawn | 6/6/02 |
| Revisions | |
| 8/13/02 | REVISED FOR PUBLIC HEARING |
| 2/9/02 | REVISED PER CMPC STAFF COMMENTS - ZONING COMMITTEE |
| Sheet | 1 OF 1 |

REVISED FOR PUBLIC HEARING : PETITION # 2002-100