

NICK P KARRAS AND XENOPHON KARRAS AND  
KATHERINE Z CHICKLISTAS  
PARCEL ID# 09104401  
1310 PADDOCK CIR  
CHARLOTTE, NC 28209

TANVEER ANWAR AND  
SHAHEEN ANWAR  
PARCEL ID# 09104402  
4011 ATMORE ST.  
CHARLOTTE, NC 28209

NAVA'S INC.  
PARCEL ID# 09104403  
3335 WISEMAN DR.  
CHARLOTTE, NC 28227

PAMELA M GAITHER  
PARCEL ID# 09104404  
4023 ATMORE ST.  
CHARLOTTE, NC 28205

LEROY JR ADAMS AND  
LURLENE C ADAMS  
PARCEL ID# 09104405  
4027 ATMORE ST  
CHARLOTTE, NC 28205

M BARKER AND BARKER &  
JANIE H BARKER  
PARCEL ID# 09104503  
4025 DONNA AVE  
CHARLOTTE, NC 28211

ZOLA BRIZO  
PARCEL ID# 09104504  
2000 BENTLEY PL  
CHARLOTTE, NC 28275

STERLING DEVELOPMENT  
COMPANY  
PARCEL ID# 09106316  
PO BOX 221069  
CHARLOTTE, NC 28222

- Conditional Notes:
- Screening will comply with the applicable standards set forth in section 12.303 of the City of Charlotte zoning ordinance.
  - Parking meets the standards of the table 12.202 of the City of Charlotte Zoning Ordinance with shrubs and trees to screen from the public right-of-way and the adjoining properties.
  - The dampers will be screened by a 6" solid wood fence or a solid masonry with a solid wood gate.
  - All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the CDOT.
  - The sidewalk may meander and the planting width may vary, but not less than 8 feet to save trees 6" in caliper and larger.
  - No storm water detention in buffer or setbacks.
  - All the new utilities to be underground.
  - Signage will be permitted in accordance with applicable zoning or sign ordinance standards.
  - Throughout this rezoning petition, the terms "Owners/Plotters" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the site who may be involved shall apply.
  - If an adjacent property zoning changes to a district that would not require a buffer, the buffer required for this property may be reduced or eliminated to meet the proper requirement for that zoning criteria.
  - The petitioner will comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
  - The Building height will not exceed 40 feet

- Decorative lighting will be limited to 20 feet in height. Lighting will be shielded with full cut-off fixtures.
- The development of the site shall 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 the proposed use on the site, but the exact details of the configuration and placement of site elements may be altered or modified within the limits prescribed by the ordinance as specified in section 12.303 of the City of Charlotte Zoning Ordinance. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to adjoining sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, screening, open space, landscaping, tree ordinance, etc.
- Vehicle access shall be limited to the one shown on this plan. The exact location may vary from depicted, but shall comply with all applicable designation requirements of the Charlotte Department of Transportation.
- Permitted Uses: Automotive dealership.
- Buffers and Screening:
  - Buffers and Screening on site shall conform with the standards specified in section 12.302 and 12.303 of the ordinance.
  - As depicted on the Schematic Site Plan, a Class "B" Buffer with a 6" wooden fence shall be established along the site's east development boundary line abutting an existing office bldg, owned by the petitioner.
- Tree Ordinance: The site shall conform to the City of Charlotte Tree Ordinance along the East Sugar Creek rd. and ATMORE Street Frontage.
- Decorative metal fence around the parking lot
- Future Expansions will be residential in character, with pitched roofs and glass windows

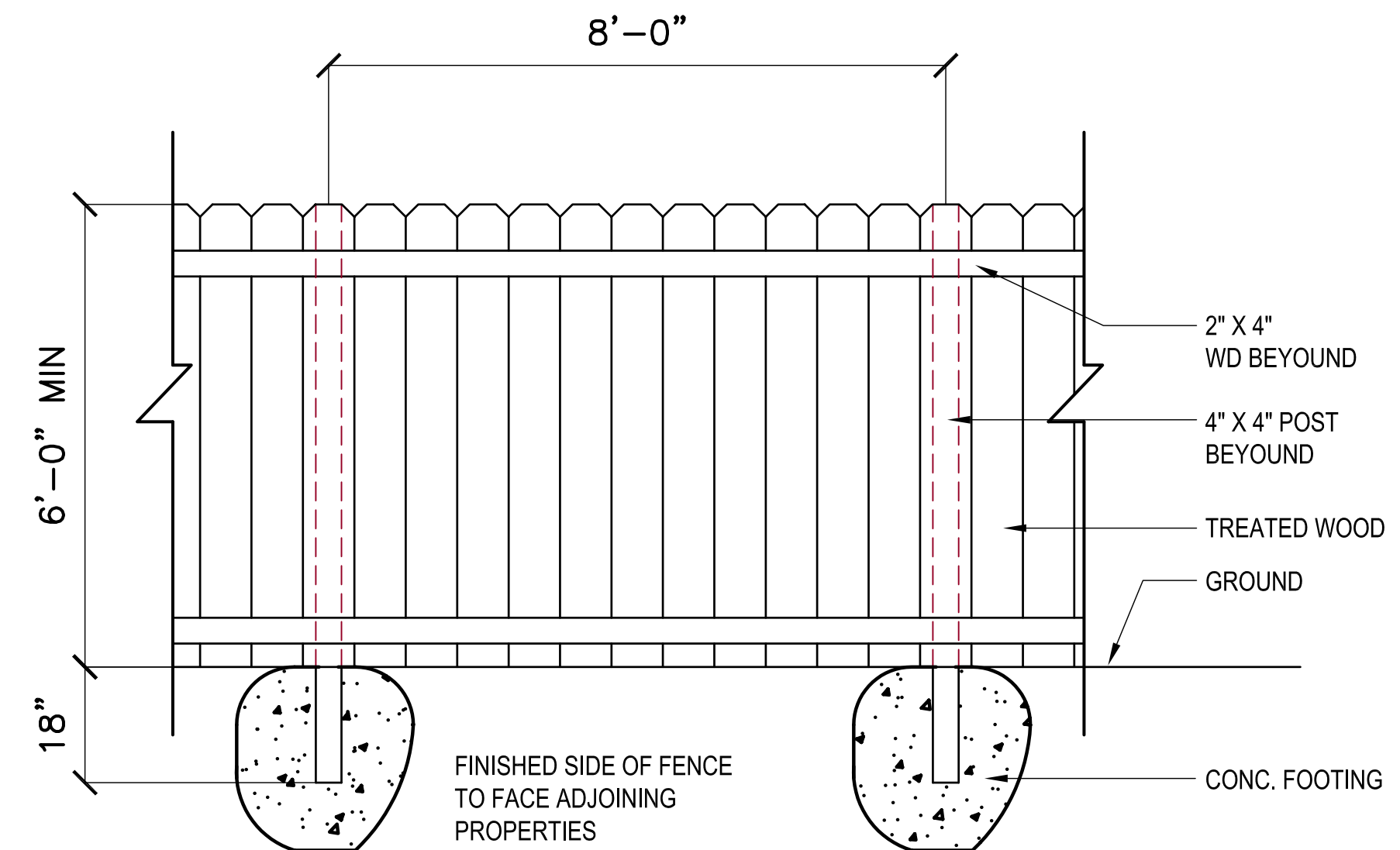
## 2 NOTES

SCALE: NTS

- LANDSCAPE NOTES:
- THE LANDSCAPE CONTRACTOR SHALL MAKE HIMSELF AWARE OF EXISTING UTILITIES. HE SHALL NOTIFY THE RESPECTIVE PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  - PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, AND SHALL BE CULTIVATED AS SHOWN ON THE PLANTING DETAILS.
  - ALL DISTURBED AREAS TO BE SEEDED UNLESS OTHERWISE NOTED.
  - PLANTING BEDS SHALL HAVE 4" SHREDED HARDWOOD BARK MULCH IN ENTIRE BED UNLESS OTHERWISE NOTED ON DRAWINGS.
  - ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
  - ALL TREE AND SHRUB PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF 1 PART PEAT MOSS, 3 PARTS TOP SOIL AND 1 PART SAND, THOROUGHLY MIXED.
  - ALL PLANTED AREAS TO BE FERTILIZED WITH GRANULAR FERTILIZER. CONTRACTOR TO PROVIDE SOIL TEST AND FERTILIZER APPLICATION RATES IF REQUIRED FOR APPROVAL. RATES IF REQUIRED FOR APPROVAL.
  - SPRAY TREES AND SHRUBS WITH AN ANTHOCYANIN IF FOLIAGE IS PRESENT.
  - EVERGREEN TREES AND SHRUBS SHALL BE PLANTED THE SAME AS DECIDUOUS SPECIES.
  - DO NOT PRUNE ANY MATERIAL UNTIL IT HAS BEEN VIEWED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
  - ALL PLANT MATERIAL TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANS-36A-1-1986.
  - ALL MATERIALS INSPECTED AT THE SITE AND FOUND NOT TO BE ACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF REJECTION.
  - IMMEDIATELY AFTER A TREE IS PLANTED, IT SHOULD BE SUPPORTED WITH STAKES AND GUY WIRES TO REMAIN IN PLACE. (SEE DETAIL THIS SHEET) REMOVE STAKES AND TIES AFTER ONE YEAR.
  - THE LOWER TRUNKS OF NEW TREES SHOULD BE WRAPPED WITH BURLAP OR PAPER TO PREVENT SUNBURN AND SUN SCALD. THE WRAPPINGS SHALL REMAIN ON THE TREE AT LEAST ONE YEAR.
  - PLANT ALL TREES AT LEAST 1/2 FEET FROM THE END OF HEAD-ON PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.

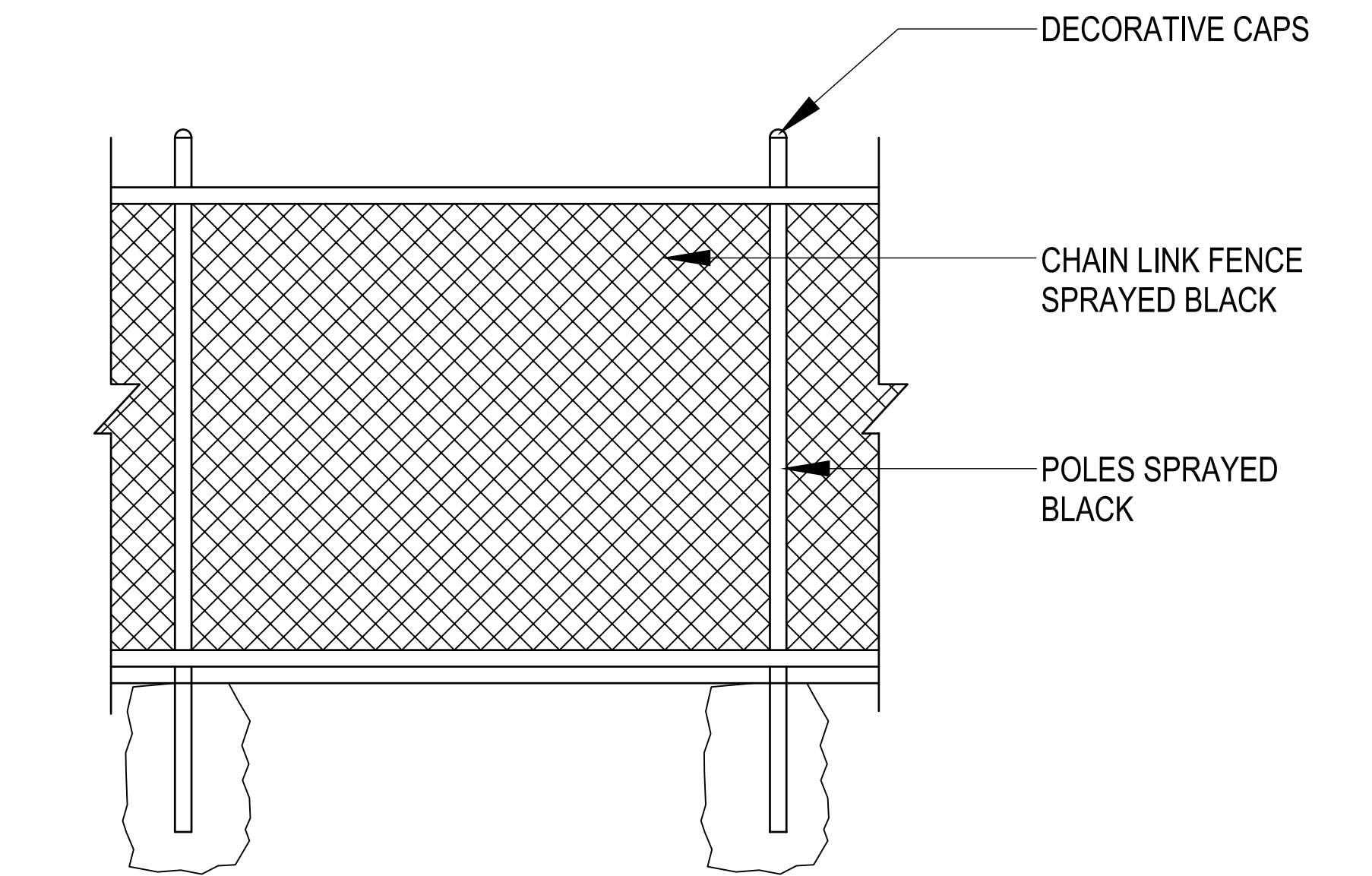
## 3 TREE PLANTING NOTES

SCALE: NTS



## 4 FENCING DETAIL

SCALE: NTS



SITE DATA	
PARCEL #091-045-01 PARCEL #091-045-01	12, B2 AND R-5 B-2 (CD)
EXISTING ZONING PROPOSED ZONING CURRENT USE PROPOSED USE	VACANT & SINGLE FAMILY CAR DEALER SHIP
MAXIMUM SQUARE FOOTAGE PROPOSED PARKING SITE ACREAGE TYP. PARKING SPACE TYP. H/C PARKING SPACE	+/- 9,000 SQ. FT. 5 SPACES 1.02 REQUIRED SPACES WILL NEED TO BE DETERMINED PER THE LAND DEVELOPMENT STANDARDS MANUAL
AREA TO BE REZONED	
PROPOSED WOOD FENCE	
BLDG SET BACK LINE	
PLANTING STRIP	
A FIRE HYDRANT IS LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 300' AWAY FROM THE PROPERTY.)	

ROBERT L. BRANDON PLANNING  
& ZONING CONSULTANTS

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FAX: (704) 734-0969  
CELL: (704) 264-9901  
P.O. BOX 471593  
CHARLOTTE, NC 28247

REZONING:  
KRZYSZTOF BROSKIEWICZ  
4026 ATMORE ST  
CHARLOTTE, NC

ID # \_\_\_\_\_ CODE/ITEM #: --  
SITE PLAN & NOTES

REVISIONS:		
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DATE: 8-22-11  
SCALE: AS NOTED  
DRAWN BY: HJJ  
CHECKED BY: RB  
JOB NO. 71311RKB  
CAD FILE:

SP010