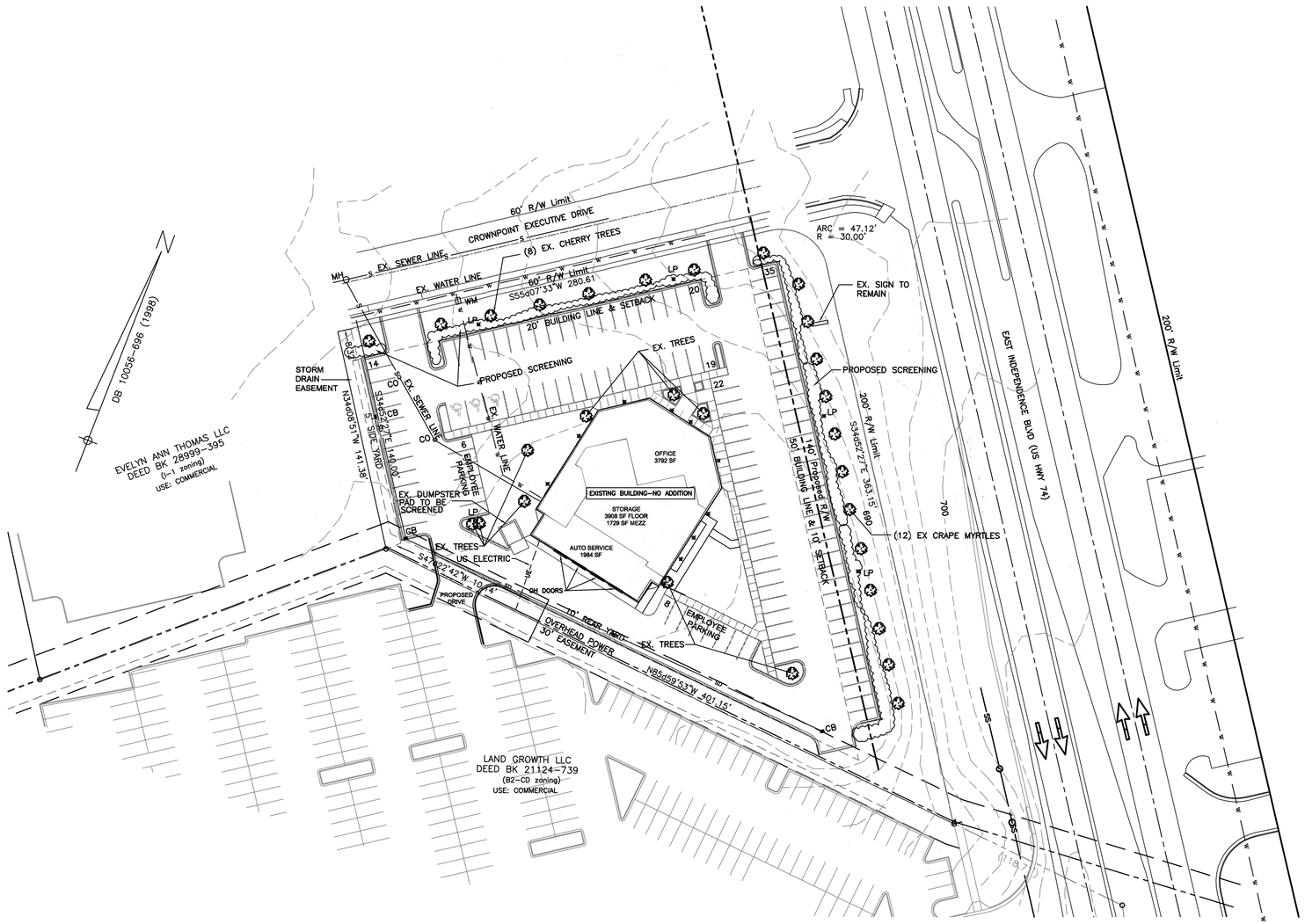


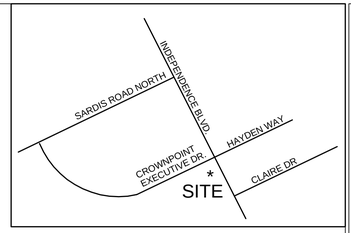
Proposed Site Plan

Scale 1" = 40'

EXISTING SITE LIGHTING

EXISTING SIGN

EXISTING FRONT ELEVATION



VICINITY MAP

N.T.S.

1 Development Data Table
- a. Site Acreage; 1.9
- b. Tax parcels included in Rezoning: 193-113-03
- c. Existing Zoning: B-D
- d. Proposed Zoning: B-2(CD)
- e. Existing Building: 3984 SF, Proposed mezzanine: 1729 SF
- f. Proposed Uses: Office; 3792 SF, Parts Storage; 5637 SF, Auto Service; 1984 SF
- g. Floor Area Ratio: 12 percent
- h. Maximum Building Height: 20 Feet
- i. Maximum Number of Building: One
- j. Number of Parking Spaces: 121, Ratio 1/94 SF
- k. Amount of Open Space: 27507 Sf, 33 percent

2 General Provisions
- a. Development of the site will be controlled by the Standards depicted on this site plan and by the Standards of the Charlotte Zoning Ordinances. The development depicted on this plan is intended to reflect the arrangement of proposes uses of the site but the exact configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the ordinances during design development and construction phases as allowed under provisions of Section 6.207 Alterations to Approval
- b. The owner is aware that parking within the planting strip along East independence Boulevard is prohibited.

3 Permitted uses:
- a. Site is restricted to Automobile Sales and Repair directly associated with the abutting Automotive Sales Dealership located in the Town of Matthews

4 Transportation
- a. Direct access to the site is provided via Crownpoint Executive Drive

5 Streetscape and Landscaping
- a. Sidewalk existing along Crownpoint Executive Drive. Site complies with tree ordinance in effect at time of construction

6 Environmental Features
- a. Site is fully developed

7 Signage
- a. Street sign is existing

8 Lighting
- a. Existing site lighting is "Shoe Box" type, Facade lighting is downlights

9 Phasing
- a. Site and building are existing, no phasing

10 Utilities
- a. All existing utilities are underground

TAX PARCEL 193-113-03
PETITION #2015-098

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 4681 6/10/15 WILLIAM ELBERT BRUCE

REVISIONS

NO.	DATE
1	9/18/15

Rezoning Plan

2500 Crownpoint Executive Drive
Charlotte NC 28227

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WEB

Project No:

Scale: As Noted1"=40'

Date Drawn: 6/10/15

Sheet Title
Rezoning Plan

C-1