



REZONING PETITION 2015-110 FOR KATARZYNA DEC

SITE DATA TABLE			
TAX PARCEL NUMBERS	SIZE	CURRENT ZONING	PROPOSED ZONING
*037-221-01	.94 ACRES	B-2 & R-MH	B-2 (CD)
*037-221-02	.98 ACRES	B-2	B-2 (CD)
*037-221-10	.81 ACRES	I-1 (CD)	B-2 (CD)

YARD REQUIREMENTS

FRONT YARD SETBACK _____ 20'-0"
 SIDE YARD _____ 8'-0"
 REAR YARD _____ 10'-0"

SITE NOTES

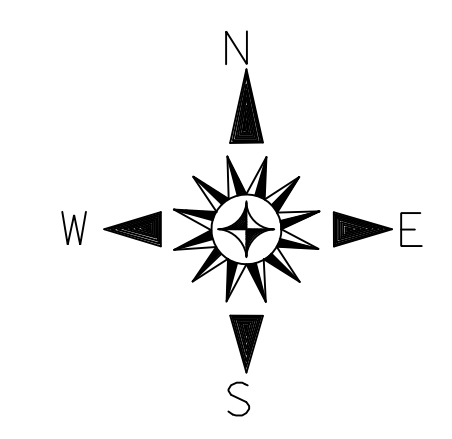
PURPOSE OF REZONING
 PROPOSED USE: TRUCK CAB DETAILING
 ADDITIONAL PROPOSED USES: AUTOMOTIVE SALES & SERVICE, AUTOMOTIVE ENGINE AND BODY REPAIR & CLEANING

NOTES:

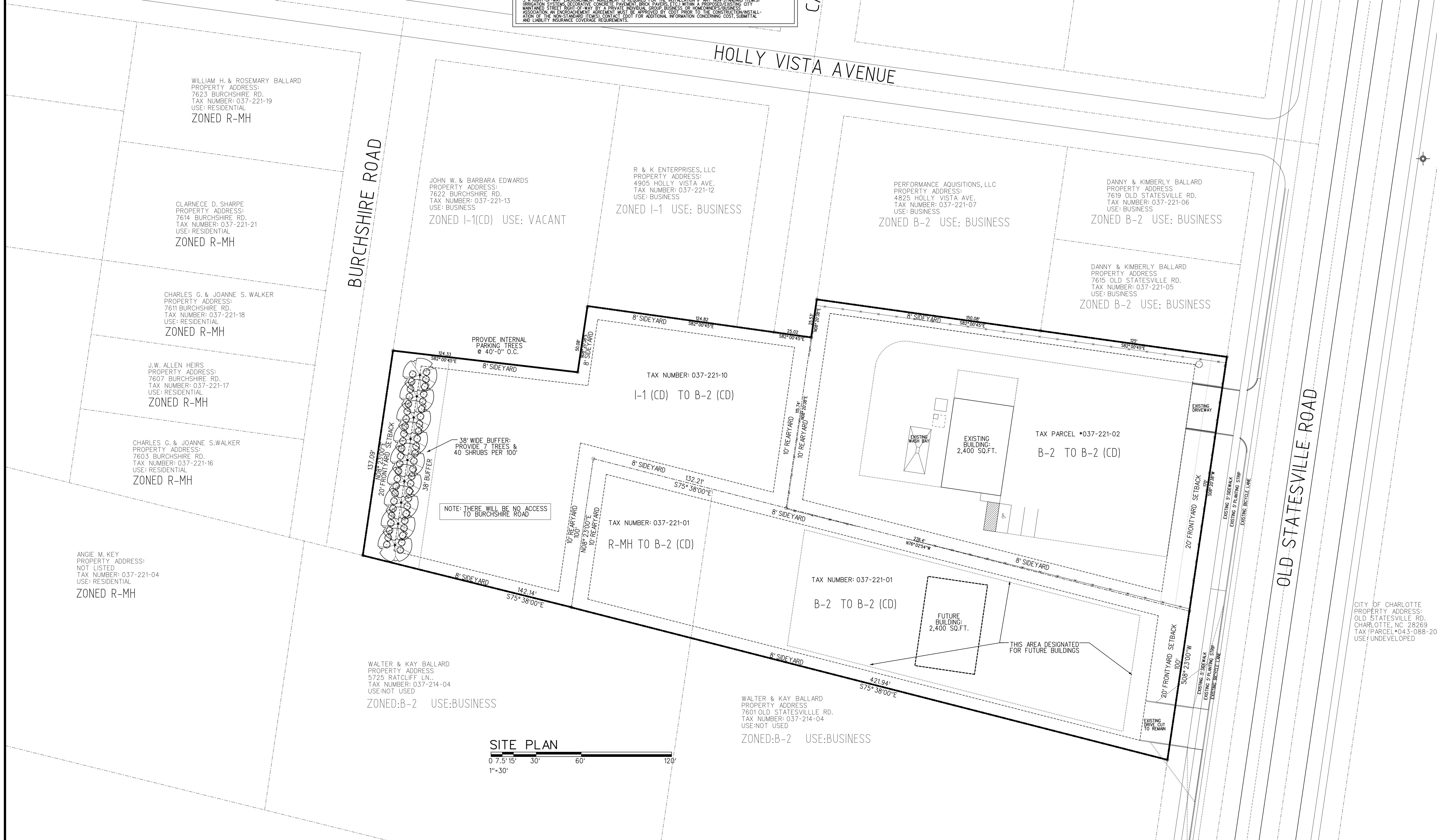
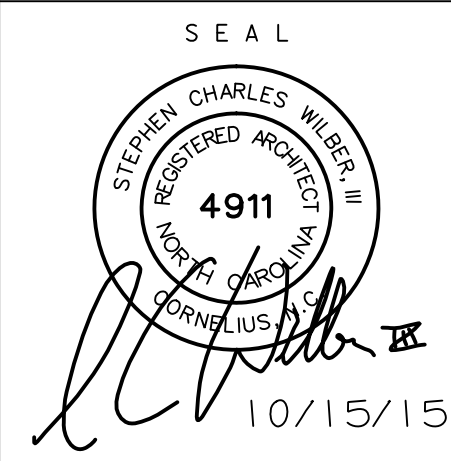
- NO TRAILERS WILL BE ALLOWED ON SITE
- MAXIMUM BUILDING HEIGHT WILL NOT EXCEED 2 STORIES OR 40'
- SUFFICIENT VEGETATIVE GROUND COVER SHALL BE MAINTAINED ON ALL "EARTH LOTS" TO PREVENT EROSION.
- ALTERATIONS & MODIFICATIONS TO THE SITE PLAN MAY BE SUBJECT TO REQUIREMENTS CONTAINED IN SECTION 6.207 OF THE ZONING ORDINANCE.

CDOT REQUIREMENTS

- ADEQUATE SIGHT TRIANGLES TO BE RESERVED AT EXISTING/PROPOSED STREET ENTRANCES TWO 35'x35' AND TWO 50'x70' SIGHT TRIANGLES ARE REQUIRED FOR ENTRANCES TO MEET REQUIREMENTS ALL PROPOSED DRIVEWAYS, DRIVEWAYS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE.
- THE PROPOSED DRIVEWAY CONNECTION TO OLD STATESVILLE RD. WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND NO DOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND CITY TREE ORDINANCE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY WALL OR FENCE CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL GROUP BUSINESS OR HOMEOWNERS/BUSINESS ASSOCIATION AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.



NOTE
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TITLE

REZONING PETITION 2015-110 FOR EXPRESS DETAILING AND KATARZYNA DEC
7610 BURCHSHIRE ROAD, 7605 & 7611 OLD STATESVILLE ROAD
CHARLOTTE, NORTH CAROLINA

PROPERTY OWNER:
 KATARZYNA DEC
 MAILING ADDRESS:
 708 HOUSTON DR.
 MONROE, NC 28110-7307
 nowak51368@yahoo.com

COMM. NO.	
DATE	10/15/15
REVISIONS	

SHEET
C-1
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