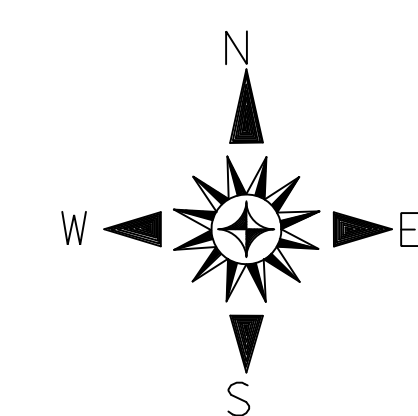
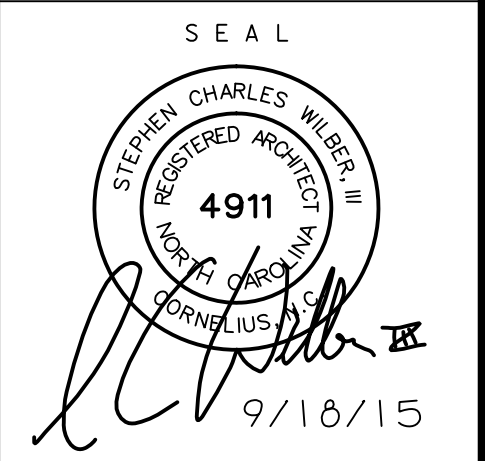




SITE DATA	
TAX PARCEL NUMBERS	*037-221-01, *037-221-10 (& *037-221-02)
TOTAL SITE AREA	77,781.31 SQ.FT. (1.785 ACRES) 2 COMBINED PARCELS (120,566.72 SQ.FT.; 2.767 ACRES WHEN COMBINED WITH ALREADY DEVELOPED PARCEL *037-221-02)
ZONING	PROPERTIES ARE UNDER CITY OF CHARLOTTE ZONING JURISDICTION I-1 (CD), B-2 & R-MH; ALL TO BE REZONED TO B-2 (CD)
YARD REQUIREMENTS	FRONT YARD SETBACK 20'-0" SIDE YARD SETBACKS 8'-0" REAR YARD SETBACK 10'-0"
PURPOSE OF REZONING	THE OWNER PURCHASED TWO PARCELS TO EXPAND HIS EXISTING BUSINESS (OF CLEANING AND DETAILING TRACTOR CABS; NOT TRAILERS) HE NEEDS ADDITIONAL PARKING FOR CABS. THE PARKING WILL BE TEMPORARY, AND THERE WILL BE NO TRAILERS PARKED. HIS EXISTING BUSINESS IS LOCATED AT ADJACENT PARCEL *037-221-02, AND WAS DEVELOPED AND APPROVED 9-6-12. *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.	
BUILDING DATA	EXISTING BUILDING: 2,400 SQUARE FEET, 17'-8" HEIGHT (FUTURE BUILDING: 2,400 SQUARE FEET, 17'-8" HEIGHT)
CDOT REQUIREMENTS	1. ADEQUATE SIGHT TRIANGLES TO BE RESERVED AT EXISTING/PROPOSED STREET ENTRANCES TWO (2) 35'-10" AND TWO (2) 30'-0" SIGHT TRIANGLES ARE REQUIRED FOR ENTRANCES TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERRIES, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE. 2. THE PROPOSED DRIVEWAY CONNECTION TO OLD STATESVILLE RD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND NO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND THE 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 COMPLY WITH DRIVEWAY ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND CITY TREE ORDINANCE. 3. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. 4. ANY WALL OR FENCE CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT. 5. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION IF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT BRICK PAVEMENT, 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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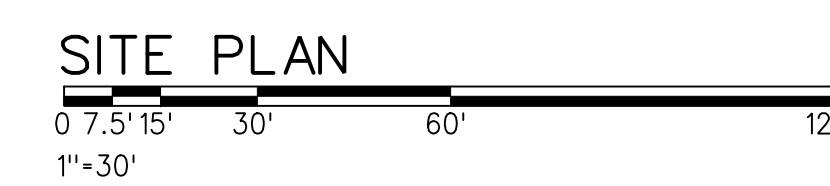
TITLE

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

DATE 9/18/15  
REVISIONS

SHEET  
**C-1**  
OF  
1



SITE PLAN