

**SITE DATA**

TAX PARCEL NUMBERS ——— \*037-221-01 AND \*037-221-10  
TOTAL SITE AREA ——— 77,781.31 SQ.FT. (1.785 ACRES) TOTAL OF  
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, B-2 & R-MH; ALL TO BE REZONED TO ALL B-2

**YARD REQUIREMENTS**  
FRONT YARD SETBACK ——— 20'-0"  
SIDE YARD SETBACKS ——— 8'-0"  
REAR YARD SETBACK ——— 10'-0"

**GRADING**  
NO GRADING REQUIRED. THERE WILL BE NO IMPERVIOUS AREAS ADDED.

**FLOOD ZONES, WATER QUALITY, POST CONSTRUCTION**  
NEITHER PARCEL FALLS IN FEMA NOR COMMUNITY FLOOD ZONES.  
NEITHER PARCEL FALLS IN A WATER QUALITY BUFFER.  
BOTH PARCELS ARE IN LONG STREAM WATERSHED.  
BOTH PARCELS ARE IN POST CONSTRUCTION DISTRICT WESTERN CATAWBA.

**IMPERVIOUS AREA (EXISTING)\*\***

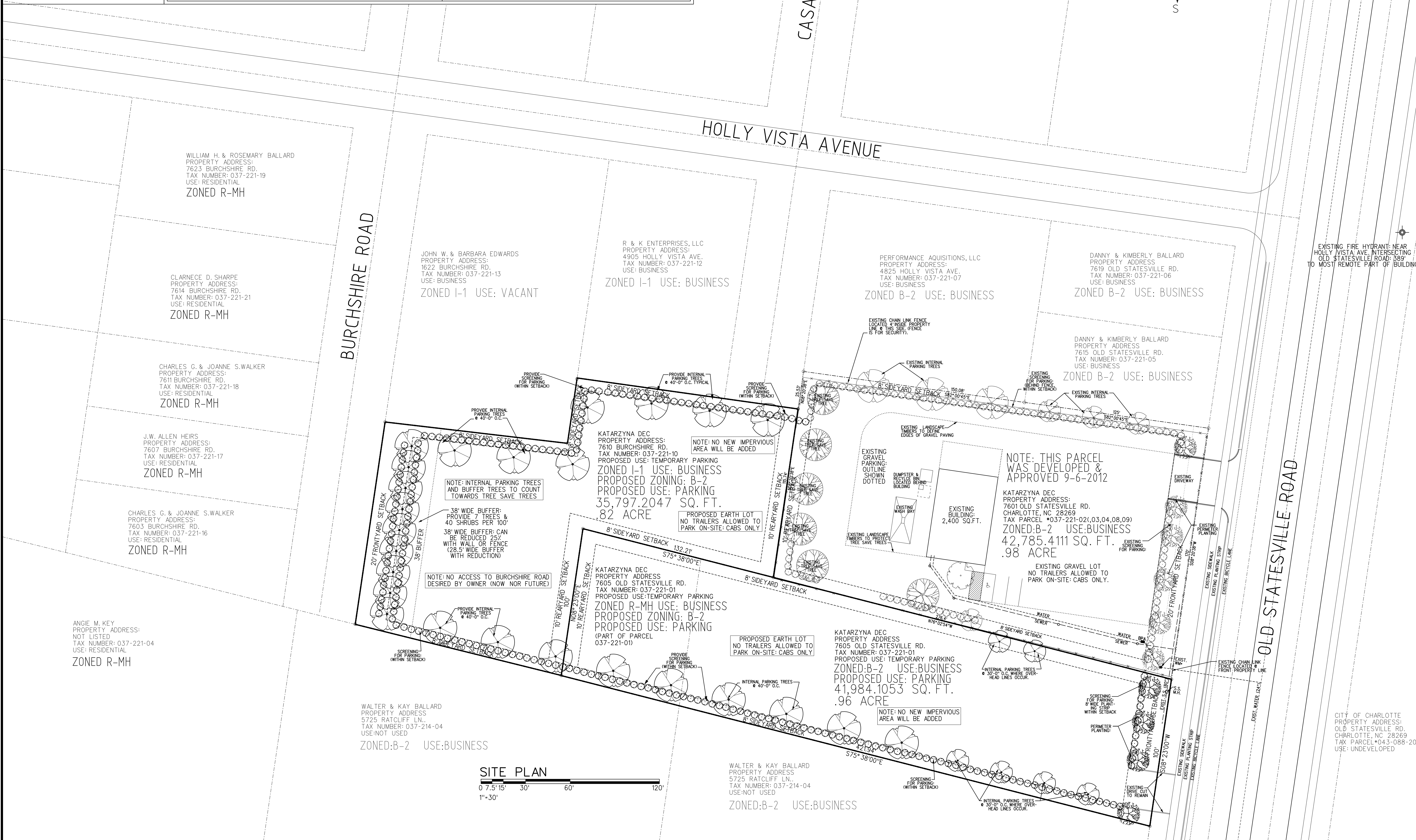
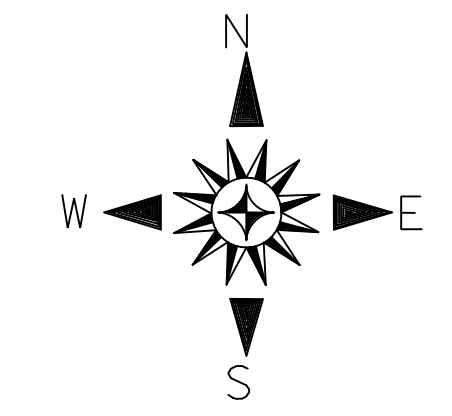
BUILDING	2,400 SQ.FT.
PARKING & DRIVES (GRAVEL)	17,220 SQ.FT.
HC SPACE & SIDEWALK (PAVED)	370 SQ.FT.
TOTAL	19,990 SQ.FT.***

\*\*EXISTING IMPERVIOUS AREA WAS APPROVED IN PLAN 9-6-12  
\*\*\*NO NEW IMPERVIOUS AREA WILL BE ADDED WITH REZONING PARCELS  
STORM WATER DETENTION IS NOT REQUIRED

**PURPOSE OF REZONING**  
THE OWNER PURCHASED TWO PARCELS TO EXPAND HIS EXISTING BUSINESS. HE NEEDS ADDITIONAL PARKING FOR CABS. THE PARKING WILL BE TEMPORARY, AND THERE WILL BE NO TRAILERS PARKED. THERE WILL BE NO ADDITIONAL IMPERVIOUS AREAS ADDED ON THESE NEW PARCELS. HIS EXISTING BUSINESS IS LOCATED AT ADJACENT PARCEL \*037-221-02, AND WAS DEVELOPED AND APPROVED 9-6-12.

**UTILITIES**  
OWNER WILL NOT CONNECT TO WATER AND SEWER ON NEW PARCELS.

CASALOMA RD.



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SEAL  
  
6/22/15

TITLE

**REZONING OF PROPERTY FOR EXPRESS DETAILING AND**  
**KATARZYNA DEC**  
**7610 BURCHSHIRE ROAD & 7605 OLD STATESVILLE ROAD**  
**CHARLOTTE, NORTH CAROLINA**

PROPERTY OWNER:  
KATARZYNA DEC  
MAILING ADDRESS:  
708 HOUSTON DR.  
MONROE, NC 28110-7307  
nowk51368@yahoo.com

COMM. NO.  
DATE: 6/22/15  
REVISIONS

SHEET  
**C-1**  
OF  
1