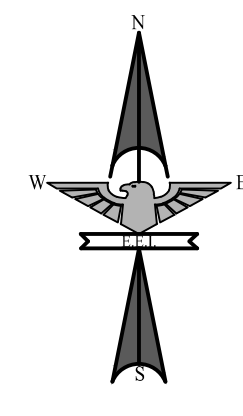


VICINITY MAP  
NOT TO SCALE

**B-1**  
TAX PID - 09109303A  
OWNER - FIRST STATES INVESTORS 4100A, LLC & CO BURR WOLFF, LP  
DEED REFERENCE - DB. 16485, PG. 745  
(NOW OR FORMERLY)

**B-1**



**B-1**  
TAX PID - 09305107  
OWNER - IDEAL INVESTMENTS & PROPERTY MANAGEMENT, LLC  
DEED REFERENCE - DB. 24700, PG. 933  
(NOW OR FORMERLY)

**B-1**

**B-1**

TAX PID - 09305109  
OWNER - BUTLER PROPERTIES, LLC  
DEED REFERENCE - DB. 29145, PG. 392  
(NOW OR FORMERLY)

SITE AND DEVELOPMENT DATA	
REZONING PETITION #	2016 -
TAX PARCEL(S)	09305108 & 09305116
SITE ADDRESS:	3400 & 3415 THE PLAZA
EXISTING ZONING	B-1
PROPOSED ZONING	B-2 (CD)
EXISTING USE	FUEL STATION / VACANT
PROPOSED USE	AUTOMATED CAR WASH
TOTAL SITE AREA	69,008 SQ. FT. OR 1.58 AC.
AREA IN FUTURE R/W (THE PLAZA)	2,486 SQ. FT. OR 0.06 AC.
RESIDUAL SITE AREA	66,522 SQ. FT. OR 1.52 AC.

**ENGINEERING**  
P.O. BOX 551  
Alpharetta, GA 30009  
2013A Van Buren Avenue  
Indian Trail, NC 28079  
(704) 882-2122  
www.engonline.net

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

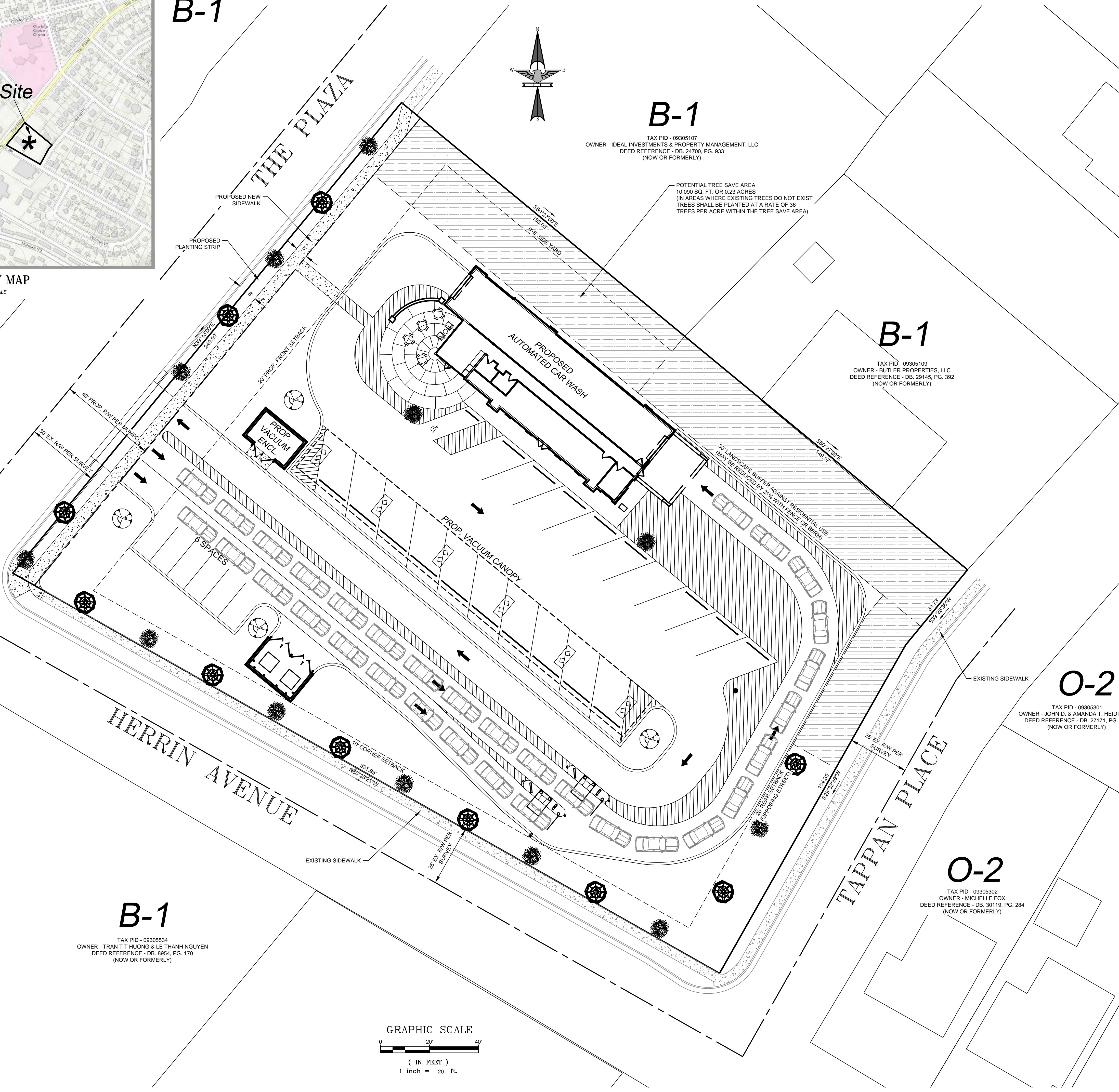
NO.	DATE	BY	ISSUE

**SRE**  
SAM'S REAL ESTATE

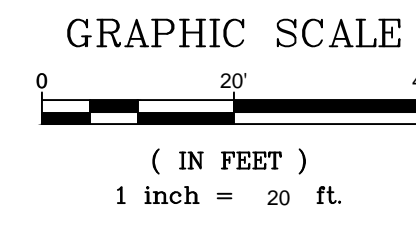
**3400 & 3415 THE PLAZA  
CHARLOTTE, NC**  
**SAM'S REAL ESTATE  
7935 COUNCIL PLACE, SUITE 102  
MATTHEWS, NC 28105**

REZONING SITE PLAN	
DESIGNED BY	JLR
CHECKED BY	JHR
DRAWN BY	JLR
DATE	03/23/16
JOB NUMBER	5513
SCALE	AS SHOWN

Sheet  
**RZ-1**



**B-1**  
TAX PID - 09305534  
OWNER - TRAN T T HUONG & LE THANH NGUYEN  
DEED REFERENCE - DB. 8954, PG. 170  
(NOW OR FORMERLY)



PLAZA CAR WASH  
CONDITIONAL DEVELOPMENT STANDARDS

**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 ORDINANCE. THE DEVELOPMENT ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" 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 IN ITS DEVELOPMENT FROM TIME TO TIME.

**PURPOSE**  
THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REDEVELOPMENT OF THIS SITE FROM A CONVENIENCE STORE TO A NEW STATE OF THE ART CAR WASH.

**PERMITTED USES**  
THE SITE MAY BE USED FOR AN AUTOMATED CAR WASH AND ASSOCIATED ACCESSORY USES AND PARKING, AND AS MAY BE FURTHER LIMITED BY THIS SITE PLAN.

**TRANSPORTATION**  
a. THE SITE WILL HAVE A DRIVEWAY ACCESS TO THE PLAZA AS GENERALLY DEPICTED ON THE SITE PLAN.  
b. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

**ARCHITECTURAL STANDARDS**  
RESERVED

**STREETSCAPE AND LANDSCAPING**  
RESERVED

**ENVIRONMENTAL FEATURES**  
RESERVED

**PARKS, GREENWAYS, AND OPEN SPACE**  
RESERVED

**FIRE PROTECTION**  
RESERVED

**SIGNAGE**  
RESERVED

**LIGHTING**  
FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 20 IN HEIGHT.

**PHASING**  
RESERVED

INITIAL SUBMISSION- 03-26-16. 1.0