EXISTING SIGNALIZED INTERSECTION

REAMES RD
W WT HARRIS BLVD

SECRETARIAT DR
NORTHLAKE PLAZA DR
NORTHLAKE WEST DR
PROP. RIGHT IN/
RIGHT OUT/ LEFT IN
MOVEMENT DRIVEWAY

EX. RIGHT IN/ RIGHT
OUT DRIVEWAY

PROP. 6' SIDEWALK
AND 8' PLANTING STRIP

SECRETARIAT DR
NORTHLAKE PLAZA DR
NORTHLAKE WEST DR
SECRETARIAT DR

PROP. 6' SIDEWALK
AND 8' PLANTING STRIP

POTENTIAL STORMWATER
MANAGEMENT AREA

PROP. 100' GREENWAY
DEDICATION AREA
± 1.49 AC

PROP. PRIVATE STREET BUILT
TO PUBLIC STANDARDS

U-04 LOCAL OFFICE /
COMMERCIAL NARROW

PROP. 6' SIDEWALK
AND 8' PLANTING STRIP

POTENTIAL PATIO AREA

CONSTRUCTION
NOT APPROVED FOR
REVISIONS

REV
DATE
COMMENT
BY

LOCATION OF SITE
FOR
PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:
CAD I.D.:
SHEET NUMBER:
SHEET TITLE:

H:\2017\NCC172057\DRAWINGS\PLAN SETS\REZONING PLANS\NCC172057RZ1.DWG PRINTED BY: ORODRIGUEZ  8.24.17 @ 9:04 AM  LAST SAVED BY: ORODRIGUEZ

PROP. REZONING DOCUMENTS

JEMSITE DEVELOPMENT, LLC
7625 W W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

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NEW YORK METRO
CHARLOTTE, NC
BOSTON, MA
SOUTHERN NEW JERSEY
NEW YORK METRO
TAMPA, FL
SOUTH FLORIDA
DALLAS, TX
ATLANTA, GA
PITTSBURGH, PA

SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

2017 BOHLER ENGINEERING

1" = 50'
RZ1
RZ-2

SCHEMATIC SITE PLAN
NAD83

LEGEND
PROPERTY BOUNDARY
PROPOSED PROPERTY LINE
GREENWAY DEDICATION AREA

LAND USE AND ZONING INFORMATION

1. APPLICANT:
JEMSITE DEVELOPMENT, LLC
1608 US HWY 221
JEFFERSON, NC 28640
CONTACT: JEFF FLATTERY
PHONE: (336) 480-6055

2. OWNER:
02522104
DENMAN ROY I
4300 W WACO DR STE B2 #205
WACO TX, 76710
02522105
MUSKRAT POINT PROPERTIES LLC
5250 MASONS FERRY RD
LAKE WYLIE, SC 29710

3. PARCEL:
10.44 AC
02522104, 02522105
7625 W W.T. HARRIS BLVD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

4. ZONING:
EXISTING:
R-3 (SINGLE FAMILY)
PROPOSED:
B-1(CD) (NEIGHBORHOOD BUSINESS)

5. USES:
EXISTING:
VACANT
PROPOSED:
RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).

PROHIBITED:
THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: RESIDENTIAL USES, USES WITH ACCESSORY DRIVE-THROUGH WINDOWS.

6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 78,000 SF OF GROSS FLOOR AREA.

7. MAXIMUM
BUILDING
HEIGHT:
AS ALLOWED
BY THE
ORDINANCE.
The
BUILDING
CONSTRUCTED
WITHIN DEVELOPMENT AREA C MAY HAVE TWO (2) STORIES.

8. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
1. **FINAL ELEMENTS.**

   PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

   PROHIBITED USES: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: RESIDENTIAL USES, USES WITH ACCESSORY DRIVE-THROUGH WINDOWS.

   PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1(CD) ZONING DISTRICT (AS PROPOSED ZONING: B-1(CD)

2. **STORIES.**

   ACRES: ± 10.44 ACRES

3. **TRAFFIC REQUIREMENTS.**

   THE BUILDINGS, THEIR CORRESPONDING USES, AND THEIR ACCESSORY USES, AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

   THE BUILDINGS FROM FOUR CORNERS TO FOUR CORNERS.

   THE SERVICE SIDE OF THE BUILDINGS MAY NOT BE ORIENTED TOWARD REAMES ROAD OR W. T. HARRIS BOULEVARD.

   THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

   THE SERVICE SIDE OF THE BUILDINGS MAY NOT BE ORIENTED TOWARD REAMES ROAD OR W. T. HARRIS BOULEVARD.

4. **OPEN SPACE.**

   OPEN SPACE ALLOCATIONS ARE NOT REQUIRED.

   THE BUILDINGS AND THE USES AS PERMITTED UNDER THE B-1(CD) ZONING DISTRICT (AS PROPOSED ZONING: B-1(CD)

5. **ACCESSORIES.**

   ANY ACCESSORIES SUCH AS AZALEAS OR PRUNUS WILL BE PLANTED WITHIN THEガイドVALIDATION

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6. **SITES.**

   THE PETITIONER MAY BE REQUIRED TO OBTAIN A SITE PLAN PERMIT TO CONSTRUCT THE BUILDINGS OR ACCESSORY USES.

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7. **REACH.**

   THE JEMSITE PROFESSIONAL AGENCY IS RESPONSIBLE FOR THE VARIOUS DECISIONS OF THE CHAMBERS AND THEIR CONCLUSION.

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   THE JEMSITE PROFESSIONAL AGENCY IS RESPONSIBLE FOR THE VARIOUS DECISIONS OF THE CHAMBERS AND THEIR CONCLUSION.

8. **SUPPORT.**

   THE BUILDINGS, THEIR CORRESPONDING USES, AND THEIR ACCESSORY USES, AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

   THE BUILDINGS FROM FOUR CORNERS TO FOUR CORNERS.

   THE SERVICE SIDE OF THE BUILDINGS MAY NOT BE ORIENTED TOWARD REAMES ROAD OR W. T. HARRIS BOULEVARD.

   THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

   THE SERVICE SIDE OF THE BUILDINGS MAY NOT BE ORIENTED TOWARD REAMES ROAD OR W. T. HARRIS BOULEVARD.

   THE PETITIONER MAY BE REQUIRED TO OBTAIN A SITE PLAN PERMIT TO CONSTRUCT THE BUILDINGS OR ACCESSORY USES.

9. **DEVELOPMENT.**

   THE BUILDINGS, THEIR CORRESPONDING USES, AND THEIR ACCESSORY USES, AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

   THE BUILDINGS FROM FOUR CORNERS TO FOUR CORNERS.

   THE SERVICE SIDE OF THE BUILDINGS MAY NOT BE ORIENTED TOWARD REAMES ROAD OR W. T. HARRIS BOULEVARD.

   THE PETITIONER MAY BE REQUIRED TO OBTAIN A SITE PLAN PERMIT TO CONSTRUCT THE BUILDINGS OR ACCESSORY USES.

   THE SERVICE SIDE OF THE BUILDINGS MAY NOT BE ORIENTED TOWARD REAMES ROAD OR W. T. HARRIS BOULEVARD.

The text is a legal document related to the rezoning of a site, detailing various elements, requirements, and standards related to the development of the property. The document includes provisions for parking, prohibited uses, permitted uses, site area, traffic requirements, open space, and reach, among other topics. It outlines the responsibilities of the petitioner and the professional agency involved in the project. The text is structured to provide a comprehensive guide for the development of the site in accordance with the Charlotte City Council's approved and adopted post-construction ordinance.