



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

4. BUFFERS AND SCREENING.

a. A 55 FOOT UNDISTURBED LANDSCAPE SETBACK WILL BE ESTABLISHED ALONG TUCKASEEGEE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. A 75 FOOT CLASS A BUFFER WILL BE ESTABLISHED ALONG

b. THE SITE WILL COMPLY WITH TREE ORDINANCE.

6. SIGNAGE:

a. SIGNAGE ALONG TUCKASEEGEE ROAD WILL BE LIMITED TO GROUND MOUNTED SIGN WITH A MAXIMUM HEIGHT OF FOUR (4) FEET AND A MAXIMUM SIGN AREA OF 20 SQUARE FEET.

7. **LIGHTING:**

- a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.
- c. LIGHTING FIXTURES THAT ARE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED WILL BE ALLOWED ON THE PROPOSED BUILDING WALLS.

8. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

9. **BINDING EFFECT OF THE REZONING APPLICATION:**

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



LKQ QUEEN CITY DRIVE
1706 QUEEN CITY DRIVE, CHARLOTTE, NC
TECHNICAL DATA SHEET

	GDM PK	CTB ENG	GDM DRAWN BY	10/19/17 DATE
REVISIONS				
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