

VICINITY MAP  
NOT TO SCALE

| DEVELOPMENT DATA TABLE                |  |
|---------------------------------------|--|
| A. SITE ACREAGE                       | 3.72 ACRES +/-   |
| B. TAX PARCEL(S) INCLUDED IN REZONING | 02919108 & PORTION OF 02919108   |
| C. EXISTING ZONING                    | CC   |
| D. PROPOSED ZONING                    | B-2 (CD)   |
| E. NUMBER OF RESIDENTIAL UNITS        | N/A  |
| F. RESIDENTIAL DENSITY                | N/A  |
| G. AREA OF NON-RESIDENTIAL USES       | 4,200 SQ. FT. (CAR WASH)   |
| H. FLOOR AREA RATIO                   | 0.03 FAR (CAR WASH)  |
| I. MAXIMUM BUILDING HEIGHT            | 40 FEET  |
| J. MAXIMUM NUMBER OF BUILDINGS        | 1 + FUEL CANOPY  |
| K. NUMBER / RATIO OF PARKING SPACES   | 1 SPACE / 250 SQ. FT.<br>4,200 SQ. FT. / 250 SQ. FT.<br>17 SPACES REQUIRED (CAR WASH)<br>18 VACUUM SPACES & 51 STANDARD SPACE = 69 SPACES PROVIDED |
| L. AMOUNT OF OPEN SPACE               | N/A  |

N/F  
PARCEL ID: 02919112  
JAMES CECIL MASSEY, JR.  
M. ELIZABETH CRAIG MASSEY  
DB 5727 PG. 116  
REF. MB 22 PG. 483  
ZONED: R-3

R-3

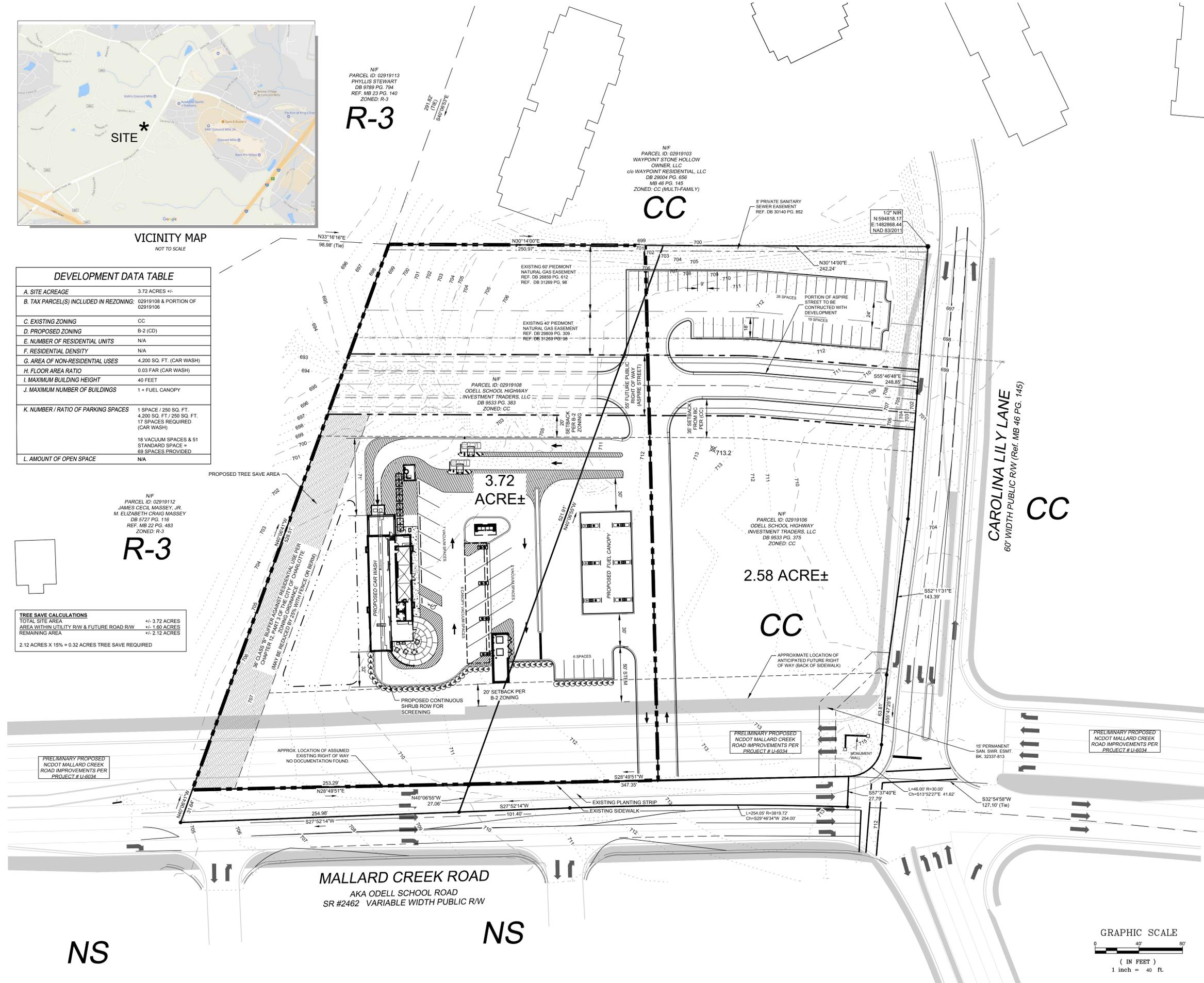
| TREE SAVE CALCULATIONS                           |                |
|--|----------------|
| TOTAL SITE AREA                                  | +/- 3.72 ACRES |
| AREA WITHIN UTILITY R/W & FUTURE ROAD R/W        | +/- 1.60 ACRES |
| REMAINING AREA                                   | +/- 2.12 ACRES |
| 2.12 ACRES X 15% = 0.32 ACRES TREE SAVE REQUIRED |                |

N/F  
PARCEL ID: 02919113  
PHYLLIS STEWART  
DB 9789 PG. 794  
REF. MB 23 PG. 140  
ZONED: R-3

R-3

N/F  
PARCEL ID: 02919103  
WAYPOINT STONE HOLLOW  
OWNER, LLC  
c/o WAYPOINT RESIDENTIAL, LLC  
DB 29004 PG. 656  
MB 46 PG. 145  
ZONED: CC (MULTI-FAMILY)

CC



DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

- 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 DEPICTED 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.
- 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.
- 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.
- ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ZONING ORDINANCE.

PERMITTED USES

- THE SITE MAY BE DEVOTED TO THE CERTAIN USE OR USES IN THE B-2 ZONING DISTRICT PERMITTED UNDER THE CHARLOTTE ZONING ORDINANCE AND SHOWN ON THE ATTACHED SITE PLAN, INCLUDING, WITHOUT LIMITATION, A CAR WASH WITH A FUEL CANOPY. THE APPROXIMATELY 2.58 ACRES ADJACENT TRACT SHALL REMAIN CC AND SHALL HAVE ALL OF THE USES CURRENTLY AVAILABLE UNDER THE CC ZONING DISTRICT.

TRANSPORTATION

- THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON CAROLINA LILY LANE AS GENERALLY DEPICTED ON THE SITE PLAN. THE COMPLETION OF THE MALLARD CREEK ROAD IMPROVEMENTS (NCDOT U-6032) AND THE EXISTING RAISED MEDIAN WILL REQUIRE THE PROPOSED DRIVEWAY ON MALLARD CREEK ROAD TO BE A RIGHT IN / RIGHT OUT ONLY DRIVEWAY.
- A CONTRIBUTION SHALL BE MADE TO FCDOT'S MALLARD CREEK ROAD PROJECT (U-6032) IN LIEU OF CONSTRUCTING THE PROPOSED 10 FEET WIDE SIDEWALK ALONG MALLARD CREEK ROAD.
- ALL PROPOSED CITY OF CHARLOTTE RIGHTS OF WAY SHALL BE DEDICATED TO THE CITY IN FEE SIMPLE CONVEYANCE PRIOR TO ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY.
- ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN THE SITE PLAN NOTES.

ARCHITECTURAL STANDARDS

- RESERVED
- STREETScape AND LANDSCAPING
- EXISTING PLANTING STRIPS AND SIDEWALKS ALONG ODELL SCHOOL ROAD SHALL REMAIN.
  - PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
  - A TREE SURVEY HAS BEEN COMPLETED WITHIN THE RIGHTS OF WAY FOR MALLARD CREEK ROAD AND CAROLINA LILY ROAD. NO TREES WERE FOUND TO BE WITHIN THE EXISTING RIGHTS OF WAY.

ENVIRONMENTAL FEATURES

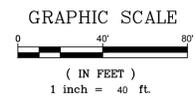
- ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
  - ALL EFFORT SHALL BE MADE TO REACH 15% TREE SAVE AREA ON THE SITE. IF 15% TREE SAVE AREA IS NOT ACHIEVABLE DEVELOPER WILL HAVE THE OPTION OF REPLANTING TO MEET TREE SAVE AREA REQUIREMENTS OR MAKE A PAYMENT IN LIEU PER SECTION 21-94 OF THE CITY OF CHARLOTTE ORDINANCE.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

PARKS, GREENWAYS, AND OPEN SPACE

- RESERVED
- FIRE PROTECTION
- RESERVED
- LIGHTING
- FREESTANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

PHASING

- RESERVED
- INITIAL SUBMISSION- 03-26-2018



**ENGINEERING**

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Alpharetta, GA 30009  
(770) 852-2222  
www.gabentinc.com

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

| NO. | DATE     | BY  | ISSUE   |
|-----|----------|-----|---|
| 1.  | 06/11/18 | JLR | ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS |
| 2.  | 07/10/18 | JLR | REVISION COMMENTS                               |
| 3.  | 11/08/18 | JAR | PRELIMINARY NCDOT DESIGN ADDED                  |



3101 ODELL SCHOOL ROAD  
CHARLOTTE, NC

SAM'S REAL ESTATE  
7935 COUNCIL PLACE, SUITE 102  
MATTHEWS, NC 28105

| DESIGNED BY | DRAWN BY | CHECKED BY | JLR  |
|-------------|----------|------------|------|
| JAR         | JAR      | JLR        |      |
| SCALE       | DATE     | JOB NUMBER | 6086 |
| AS SHOWN    | 03/26/18 |            |      |

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