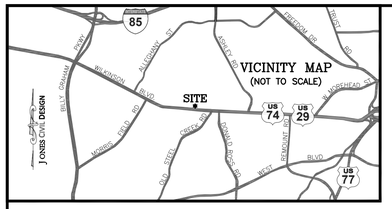

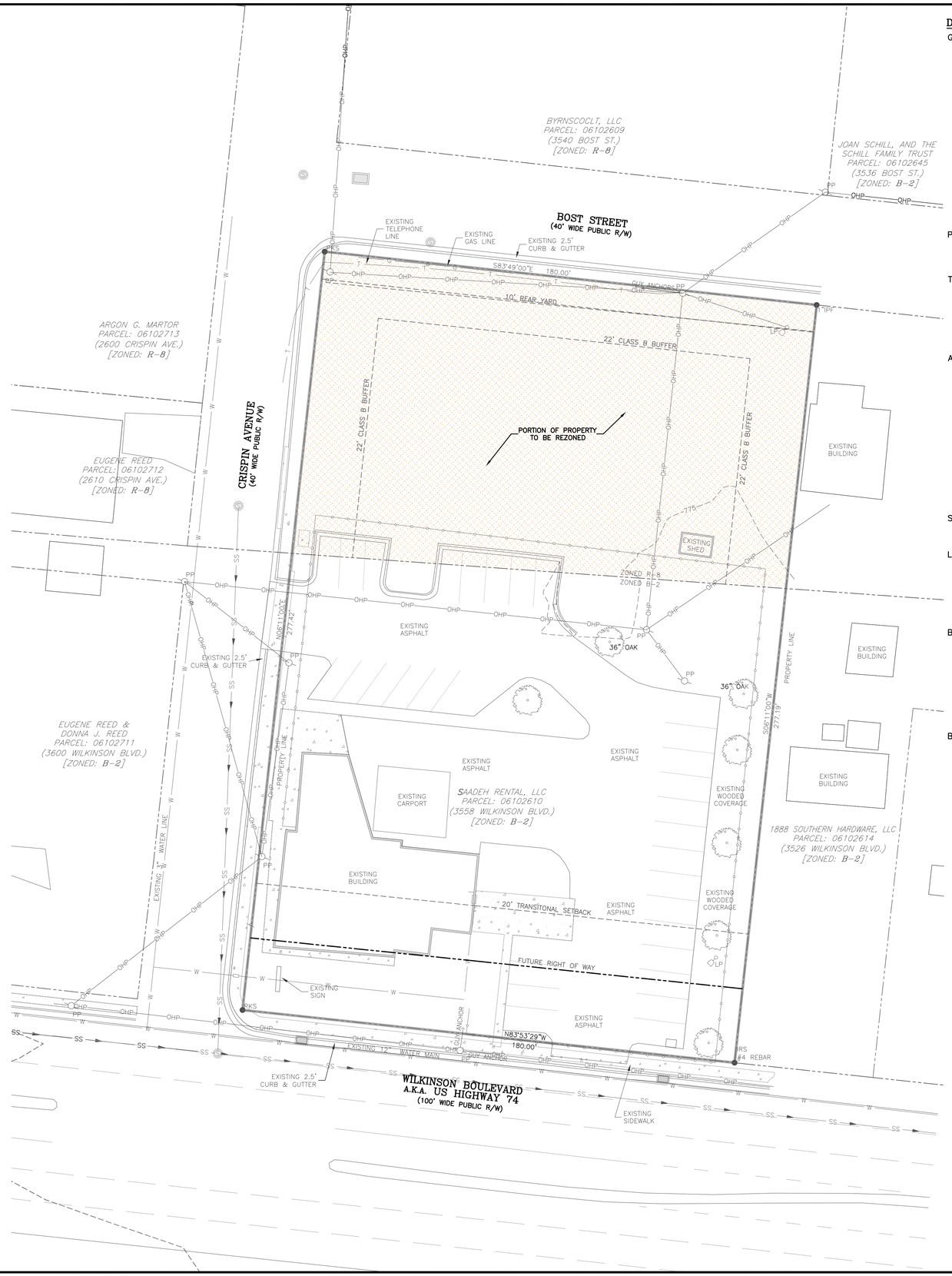

DEVELOPMENT NOTES:

GENERAL PROVISIONS

1. DEVELOPMENT OF THIS SITE SHALL CONFORM TO THE APPROVED REZONING PLAN, THE DEVELOPMENT STANDARDS, AND ALL APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE.
2. ANY ALTERATION TO THE APPROVED CONDITIONAL REZONING PLAN SHALL BE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.
3. UNLESS THE APPROVED REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE DEVELOPMENT OF THIS SITE SHALL BE GOVERNED BY ALL REGULATIONS ESTABLISHED IN THE ORDINANCE FOR THE "B-2 (CD)" ZONING DISTRICT.
4. THE DEVELOPMENT AND USES SHOWN ON THE REZONING PLAN ARE SCHEMATIC AND INTENDED TO DEPICT THE GENERAL LAYOUT AND IMPROVEMENTS ON THIS SITE. THEREFORE, THE FINAL LAYOUT, LOCATION, AND SIZE OF THE IMPROVEMENTS MIGHT BE MODIFIED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS, SETBACKS, AND BUFFER REQUIREMENTS AS DEPICTED IN THIS REZONING PLAN AND THE OVERALL REZONING PETITION FILE. HOWEVER, SUCH MODIFICATIONS SHALL NOT MATERIALLY ALTER THE OVERALL INTENT OF THE DESIGN AS SHOWN ON THIS PLAN.
5. THE PARKING LAYOUT AND THE DRIVEWAY LOCATION MIGHT BE MODIFIED TO ACCOMMODATE THE FINAL BUILDING SIZE AND LOCATION. FURTHERMORE, ALL SIDEWALKS SHOWN ON THIS PLAN MIGHT BE ALTERED TO ACCOMMODATE ABOVE-GROUND UTILITIES OR STRUCTURES. YET, ANY MODIFICATION TO THE SIDEWALK LAYOUT SHALL NOT MATERIALLY CHANGE THE OVERALL INTENT OF THE DESIGN AS SHOWN ON THIS PLAN.
6. THE PARCELS OF LAND THAT COMPRISE THIS SITE MIGHT BE COMBINED INTO A SINGLE PARCEL, AT A LATER DATE, BY THE DISCRETION OF THE PETITIONER OR THE OWNER.
7. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION CONTROLS ORDINANCE.

PERMITTED USES

1. ALL USES PERMITTED IN THE **B-2** (BUSINESS) DISTRICT AND ASSOCIATED ACCESSORY USES.
2. STORAGE OF HAZARDOUS MATERIAL (INCLUDING DIESEL OR GASOLINE) IS PROHIBITED ON THIS SITE.

TRANSPORTATION

1. VEHICULAR ACCESS TO THIS SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS, IF REQUIRED, TO ACCOMMODATE THE FINAL SITE PLAN AND CONSTRUCTION DRAWINGS. FURTHERMORE, THE VEHICULAR ACCESS DEPICTED HEREIN IS ALSO SUBJECT TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. OFF-STREET PARKING, LOADING, AND VEHICULAR TURNING MANEUVERS SHALL CONFORM TO THE MINIMUM STANDARDS ESTABLISHED BY THE CHARLOTTE LAND DEVELOPMENT STANDARDS AND THE ZONING ORDINANCE.

ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF ANY PROPOSED BUILDING ON THIS SITE SHALL BE ONE STORY.

STREETSCAPE AND LANDSCAPING

1. ALL PROPOSED LANDSCAPING SHALL MEET OR EXCEED THE APPLICABLE REQUIREMENTS AS SET FORTH IN THE ZONING ORDINANCE, THE CHARLOTTE LAND DEVELOPMENT STANDARDS, AND THE CHARLOTTE TREE ORDINANCE.
2. CLASS "B" BUFFERS SHALL BE ESTABLISHED ON THIS SITE AS SHOWN IN THE REZONING PLAN. SUCH BUFFERS SHALL COMPLY WITH THE SECTION 12.302 8(A) OF THE ZONING ORDINANCE. PER SECTION 12.302 8(A), THE PETITIONER MAY REDUCE THE REQUIRED BUFFER WIDTH BY 25% WITH THE INSTALLATION OF A BERM THAT MEETS THE STANDARDS OF THE ORDINANCE.
3. IF THE ADJACENT PARCEL OF LAND IS EITHER REZONED OR DEVOTED TO A USE THAT ELIMINATES (OR REDUCES) THE BUFFER REQUIREMENTS ON THIS SITE, THE PETITIONER (OR THEN OWNER) MAY REDUCE OR ELIMINATE THE RELEVANT BUFFER (IF ALLOWED), ACCORDINGLY.
4. THE SIDEWALKS ALONG WILKINSON BOULEVARD, BOST STREET, AND CRISPIN AVENUE SHALL BE MAINTAINED IN THEIR CURRENT, EXISTING CONDITIONS. WHERE PORTIONS OF THE SIDEWALK ARE DISTURBED, THE NEW SIDEWALK SHALL BE CONSTRUCTED TO MATCH THE DIMENSIONS AND LOCATION OF THE EXISTING SIDEWALK.

SIGNAGE

1. ALL NEW SIGNAGE SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS.

LIGHTING

1. ANY NEW FREESTANDING LIGHT FIXTURES ON THIS SITE SHALL BE FULLY CAPPED, SHIELDED, AND DOWNWARDLY DIRECTED SO THAT THE ILLUMINATION INTENSITY AT THE PROPERTY LINE SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE ON THIS SITE SHALL BE 25 FEET AS MEASURED FROM THE GROUND ELEVATION AT THE BASE OF THE LIGHT.
3. LIGHT FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. UPON APPROVAL OF THIS REZONING PLAN, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE (AS IMPOSED BY THE DEVELOPMENT STANDARDS AND THE REZONING PLAN) SHALL BE BINDING UPON (AND INURE TO THE BENEFIT OF) THE PETITIONER AND THE CURRENT OR SUBSEQUENT OWNER(S) OF THE SITE ALONG WITH THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ORDINANCE.
2. THROUGHOUT THIS REZONING PLAN, PETITION, AND THE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER(S) OF THE SITE WHO MIGHT BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ANY REFERENCE TO "ORDINANCE," HEREIN, SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PLAN AND/OR PETITION IS APPROVED.

BUFFER

1. CLASS "B" BUFFER SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS WELL AS A PORTION OF THE EASTERN PROPERTY LINE, AS SHOWN ON THIS REZONING PLAN, WHERE ABUTTING RESIDENTIALLY-ZONED PROPERTY AND/OR RESIDENTIAL USE.
2. THIS BUFFER SHALL BE 22' WIDE AND SHALL CONTAIN A 6' TALL, MINIMUM CHAIN-LINK FENCE WITH AN OPAQUE, FABRIC SCREEN.
3. WITHIN THIS BUFFER, TREES WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE REGULATIONS.
4. DUE TO THE OPAQUE, SCREEN FENCE, SHRUBS SHALL NOT BE PLANTED IN THE BUFFER, AS ALLOWED BY 12.302(8)e OF THE ZONING ORDINANCE.

DEVELOPMENT STANDARDS:

PROJECT NAME: BEST BUY MOTORS (REZONING)
PLANS BY: JONES CIVIL DESIGN, P.C. PHONE: (704) 412-8523
EXISTING ZONING: B-2, R-8 JURISDICTION: CITY OF CHARLOTTE
PROPOSED ZONING: B-2 REZONING PETITION: _____
TAX PARCEL #: 06102610
EXISTING USE: AUTO SALES
PROPOSED USE: AUTO SALES
ALLOWED USES: ALL USES PERMITTED BY RIGHT & PRESCRIBED CONDITIONS IN THE B-2 ZONING DISTRICT.

LOT SIZE: 50,012/1.15 SQ. FEET/ACRES
EXISTING BUILDING: 3,500 SQ. FEET
PROPOSED MAX. ALLOWABLE FLOOR-AREA RATIO (FAR): 1.0
MAXIMUM ALLOWABLE BUILDING: 50,012 SQ. FEET
MAXIMUM PROPOSED BUILDING: N/A SQ. FEET
EXISTING ONSITE IMPERVIOUS AREA: 21,149/0.49 SQ. FT/ACRES
PROPOSED ONSITE IMPERVIOUS AREA: N/A SQ. FT/ACRES

YARD REQUIREMENTS:
SETBACK (FRONT): 20' REAR YARD: 10'
SIDE YARD (WEST): 0' SIDE YARD (EAST): 0'

GENERAL NOTES:

1. THIS PLAN IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM MECKLENBURG COUNTY G.I.S..
2. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT A.D.A STANDARDS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
7. CONTACT THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
8. TREES WITHIN THE ROAD RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-4262 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES.
9. ALL TREES OVER 8" IN DIAMETER WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)-336-6692 FOR REQUIRED PERMITS.
10. ANY DEVELOPMENT THAT CREATES A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA (SINCE SEPTEMBER 1978) WILL REQUIRE STORM DRAINAGE DETENTION.
11. BEFORE YOU DIG, **STOP.** CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. **"IT'S THE LAW"**
12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

LEGEND

—SS—	SANITARY SEWER LINE
—W—	WATER LINE
—G—	GAS LINE
—C—	CONDUIT (EMPTY PVC)
—UGE—	UNDERGROUND ELECTRIC
—OHP—	OVERHEAD POWER
	METAL FENCE
	WOODEN FENCE
	STORM DRAIN PIPE

JONES CIVIL DESIGN
0 20'
SCALE: 1" = 20'

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Engineer@JonesCivilDesign.com

PRELIMINARY
NORTH CAROLINA PROFESSIONAL SEAL 034935 ENGINEER CURTIS MATTHEW JONES
10/30/19
INFORMATION ONLY
NORTH CAROLINA JONES CIVIL DESIGN, P.C. C-3859 CERTIFICATE OF AUTHORIZATION

REV.	DATE	BY	DESCRIPTION

BEST BUY MOTORS
(REZONING)

REZONING
SITE PLAN
3558 WILKINSON BLVD
CHARLOTTE, NC

FILE NAME: BASE-19022.dwg | JOB NUMBER: 19022
ORIGINAL DATE: 10/30/2019 | DRAWN BY: APB

SHEET
C1.0