

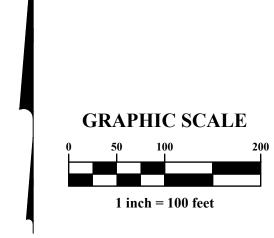
- Building C Future Expansion (PIN 19106121) \*7,000 square feet maximum Building E Future Expansion (PIN 19106121) \*7,000 square feet maximum
- \*Maximum of 10,000 square foot combined
- Existing Building Square Footage PIN 19106121- 1,221 square feet (3 Bldg)
- PIN 19106105- 9,759 square feet (2 Bldg)
- PIN 19106107-
- Building H— 11,979 square feet Buildings to be removed (5 Bldgs)-3,768 square feet
- PIN 19105303— 664 square feet (1 Bldg to be removed) f. Maximum Building Height 30'
- g. Maximum Number of Buildings
- Two new principal use structures
- h. Ratio of Parking Spaces Not applicable.
- i. Amount of Open Space Not applicable.

- e. Since the project has not completed Final Construction Plans, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan will be allowed without requiring the Administrative Amendment Process
- per Section 6.207 of the Ordinance. f. The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance.
- Permitted Uses a. Off-Street Parking
- b. Existing buildings on Parcels 19106105 and 19106107 may be utilized for: General office.
- Automotive functions excluding sales & service.
- c. Existing buildings and expansions on Parcel 19106121 may be utilized for automobile sales &
- d. Future buildings on Parcel 19106121 may be utilized for automobile accessory uses including car washes.
- e. Future buildings on Parcels 19106105 and 19106107 may be utilized for automobile sales & repair and accessory uses including carwash.

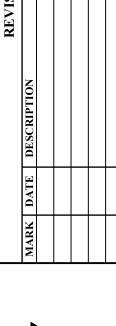
- c. All or portions of development are may be gated and fenced with black vinyl coated chain link
- d. Walls or fences may be installed in buffers, but buffer widths as shown will not be reduced.
- a. The location, size, and type of stormwater management systems depicted on the Rezoning Plan
- are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- a. This project will comply with all City of Charlotte Fire Department requirements for design. a. All outdoor lighting shall comply with Section 12.402 of the Charlotte Zoning Ordinance. Lighting
- shall be located, screened, or shielded so that abutting lots located in any residential district are not directly illuminated. All outdoor lighting shall be located, screened, or shielded in a manner as to not cause glare or impair the vision of motorists on adjacent public streets.
- Detached lighting will not exceed 31' in height. Tree Save will be provided in Class B Buffers and outside of Silverline Extension and Wallace Road Right of Ways (Required calculation is for entire rezoning area less Right of Ways for
- 10. Other a. No outdoor public address speakers shall be placed within the rezoning area.

future Silverline Extension and Wallace Road Relocations).

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	8*47'30"	955.49'	146.61	S36°47'19"E	146.47'
C2	16°52'25"	960.66	282.91	S49°37'17"E	281.89'
С3	<b>3°10'52"</b>	5629.58	312.56	S30°30'44"E	312.52'
C4	2*22'13"	5629 58'	232 88'	S26°38'25"F	232.87









GROUP

DRI



DATE

**April 8, 2019** 

SCALE

1'' = 100'

JOB NO.

20180778

SHEET

