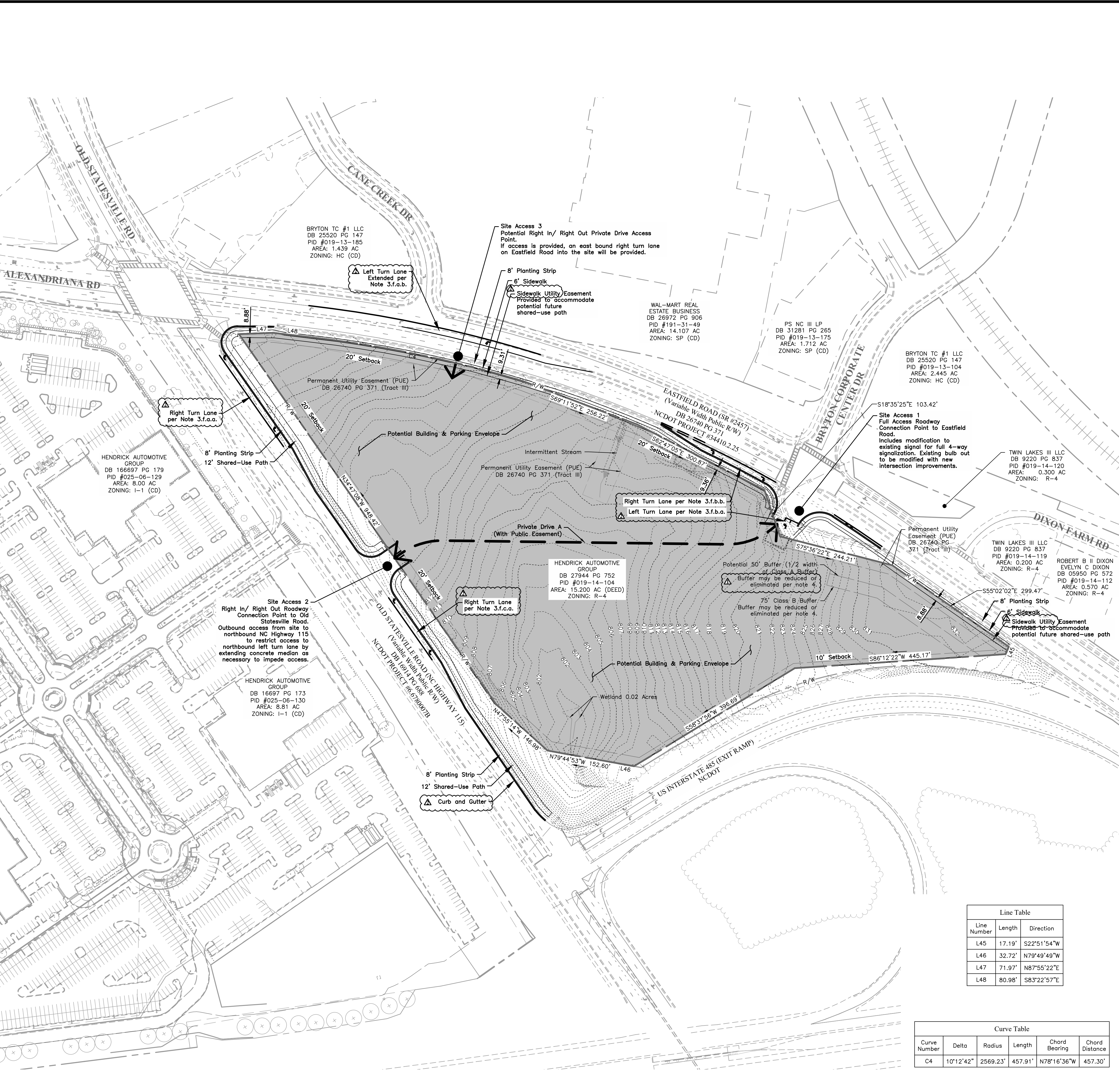


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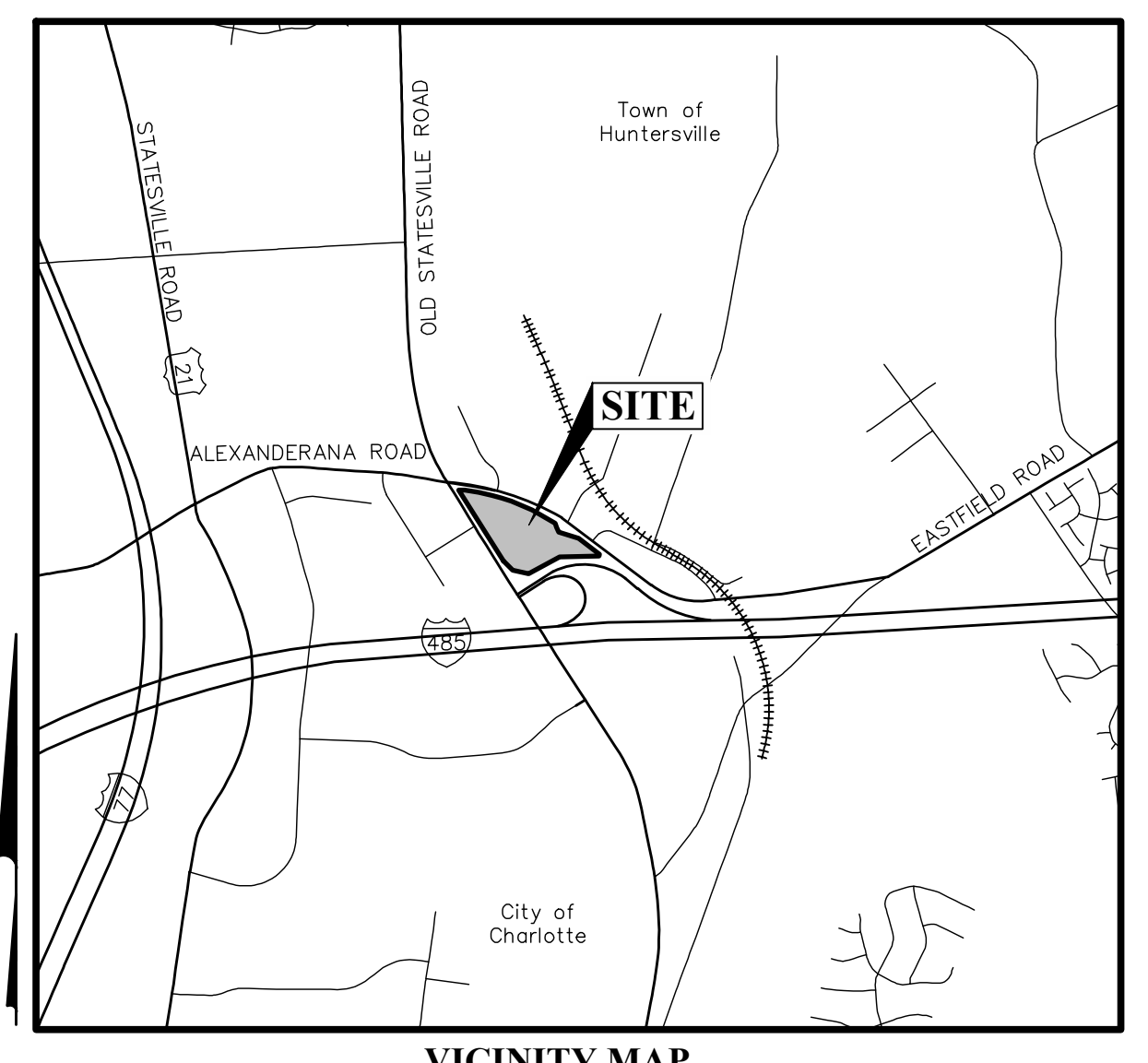
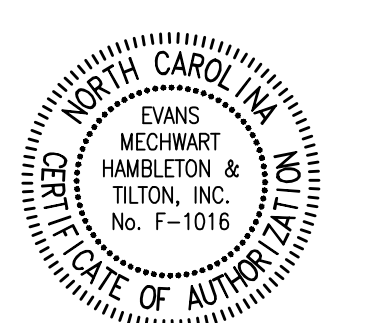
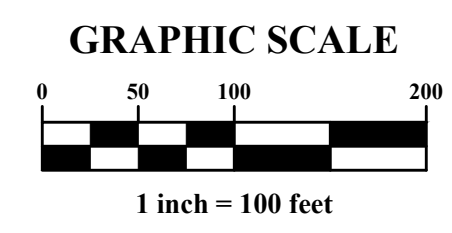
- Acreage: ±15.2 acres
- Tax Parcel #: 019-14-104
- Existing Zoning: R-4
- Proposed Zoning: I-1 (CD)
- Existing Uses: Vacant
- Proposed Uses: Uses as allowed by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district.
- Square Footage: As required by the Ordinance.
- Maximum Building Height: As required by the Ordinance.
- Maximum Number of Primary Buildings: Three (3)
- Number and/or Type of Parking Spaces: As required by the Ordinance.
- Setbacks and Buffers: As required by the Ordinance.

1. General Provisions
 - 1.a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on the site 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. The illustrations contained on this sheet are not specified engineering, landscape design, or architectural drawings which will be developed for the site based on the approval of the Petitioner. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
 - 1.b. The Petitioner shall convey via fee simple method all rights-of-way sidewalk utility easements to the City before the site's first building certificate of occupancy is issued.
 - 1.c. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
 - 1.d. Permitted Uses
 - 2.a. The proposed zoning district for the site I-1(CD). The proposed use of the site is for the development of a complex that could accommodate a wide variety of non-residential uses. The uses on the site will be limited to those allowed by the industrial district and automobile sales and service centers and related uses. The intent of the Petitioner is to develop a complex of up to (3) automobile sales and service centers along with other minor uses that relate to or support the sales and service of automobile sales and service centers along with other customers and employees of the site. No single building on the site will exceed a total of 80,000 square feet. Any car wash facility that may be constructed on the site will be restricted to use by the customers and staff of the facilities on the site and will not be available to the general public.
 3. Transportation
 - 3.a. The Petitioner will construct a 12 foot shared-use path behind an 8 foot planting strip along Old Statesville Road.
 - 3.b. The Petitioner will construct a 6 foot sidewalk behind an 8 foot planting strip (variable based upon existing utilities) along Eastfield Road and provide a sidewalk utility easement where necessary to accommodate the sidewalk.
 - 3.c. The Petitioner will construct curb and gutter at the existing edge of pavement, per Chapter 19-174 of the City Code along Old Statesville Road.
 - 3.d. Access to the site will be provided by connections to Old Statesville Road and Eastfield Road as generally depicted on the site plan. Private Drive A shown within the site will be constructed to public street standards but will remain a private street.
 - 3.e. No encroachment permitted into NCDOT 1-485 ramp for car display.
 - 3.f. Approved Transportation Impact Analysis (TIA) by Dovenport dated February 17, 2021
 - 3.f.a. Old Statesville Road and Eastfield Road/Alexandriana Road:
 - 3.f.a.a. Provide a northbound right turn lane on Old Statesville Road with 200 feet of storage and appropriate taper.
 - 3.f.a.b. Extend westbound left turn lane on Eastfield Road with an additional 300 feet of storage
 - 3.f.a.c. Provide northbound left turn lane on proposed Site Access with 200 feet of storage and appropriate taper.
 - 3.f.a.d. Provide an eastbound right turn lane on Eastfield Road with 100 feet of storage and appropriate taper.
 - 3.f.a.e. Modify traffic signal accordingly.
 - 3.f.a.f. Design access according with NCDOT standards.
 - 3.f.a.g. Old Statesville Road at Site Access 2:
 - 3.f.a.g.a. Provide a northbound right turn lane on Old Statesville Road with 125 feet of storage and appropriate taper.
 - 3.f.a.g.b. Design site access according with NCDOT standards.
 - 3.f.a.g.c. Eastfield Road at Site Access 3: (Optional if access is constructed)
 - 3.f.a.g.d. Provide an eastbound right turn lane on Eastfield Road with 100 feet of storage and appropriate taper.
 - 3.f.a.g.e. Design site access according with NCDOT standards.

4. Landscape and Buffers
 - 4.a. Buffer areas will be developed in accordance with the provisions of the City of Charlotte Zoning Ordinance. Required buffers on the site may be eliminated or modified if the adjoining parcels are rezoned or the use changes such that buffers are no longer required.
5. Environmental Features
 - 5.a. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
 - 5.b. Tree save areas, if required, will be provided or mitigated for in accordance with the provisions of the City of Charlotte Tree Ordinance.
 - 5.c. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - 5.d. Jurisdictional Delineation Report was completed by Carolina Wetland Services. Wetlands and streams are depicted on this plan by report dated August 9, 2019. Any disturbance of these areas shall be by local and state regulations.
 - 5.e. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
6. Lighting
 - 6.a. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully copped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
 7. Fire
 - 7.a. Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 80,000 pounds.
 - 7.b. Fire department access road that exceeds 150' shall provide an approved turnaround.
 - 7.c. Turn radius 30' inside and 42' outside.
 - 7.d. For non-sprinkled buildings. Fire department must be able to reach 150' to all exterior portion of building.
 - 7.e. For sprinkled buildings. Fire department must be able to reach 200' to all exterior portion of building.
 - 7.f. For buildings that is equipped with a sprinkler system. A fire department connection shall be located within 200' of a fire hydrant.
 - 7.g. Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.

Line Number	Length	Direction
L45	17.19'	S22°51'54"W
L46	32.72'	N79°49'49"W
L47	71.97'	N87°55'22"E
L48	80.98'	S83°22'57"E

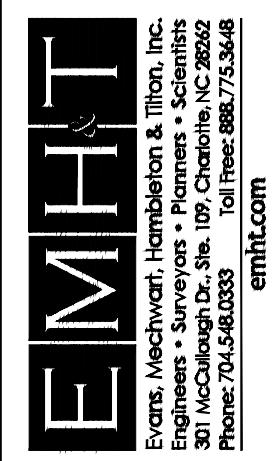
Curve Number	Delta	Radius	Length	Chord Bearing	Chord Distance
C4	10°12'42"	2569.23'	457.91'	N78°16'36"W	457.30'



MARK	DATE	DESCRIPTION
1	02/22/21	Update with TIA Information
2	04/21/21	Update per CDOT Comments



CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 REZONING SUBMITTAL
HENDRICK NORTHLAKE
 SITE PLAN - RPZ-2021-026



DATE	SCALE	JOB NO.	SHEET
March 15, 2021	As Noted	20191216	1/1