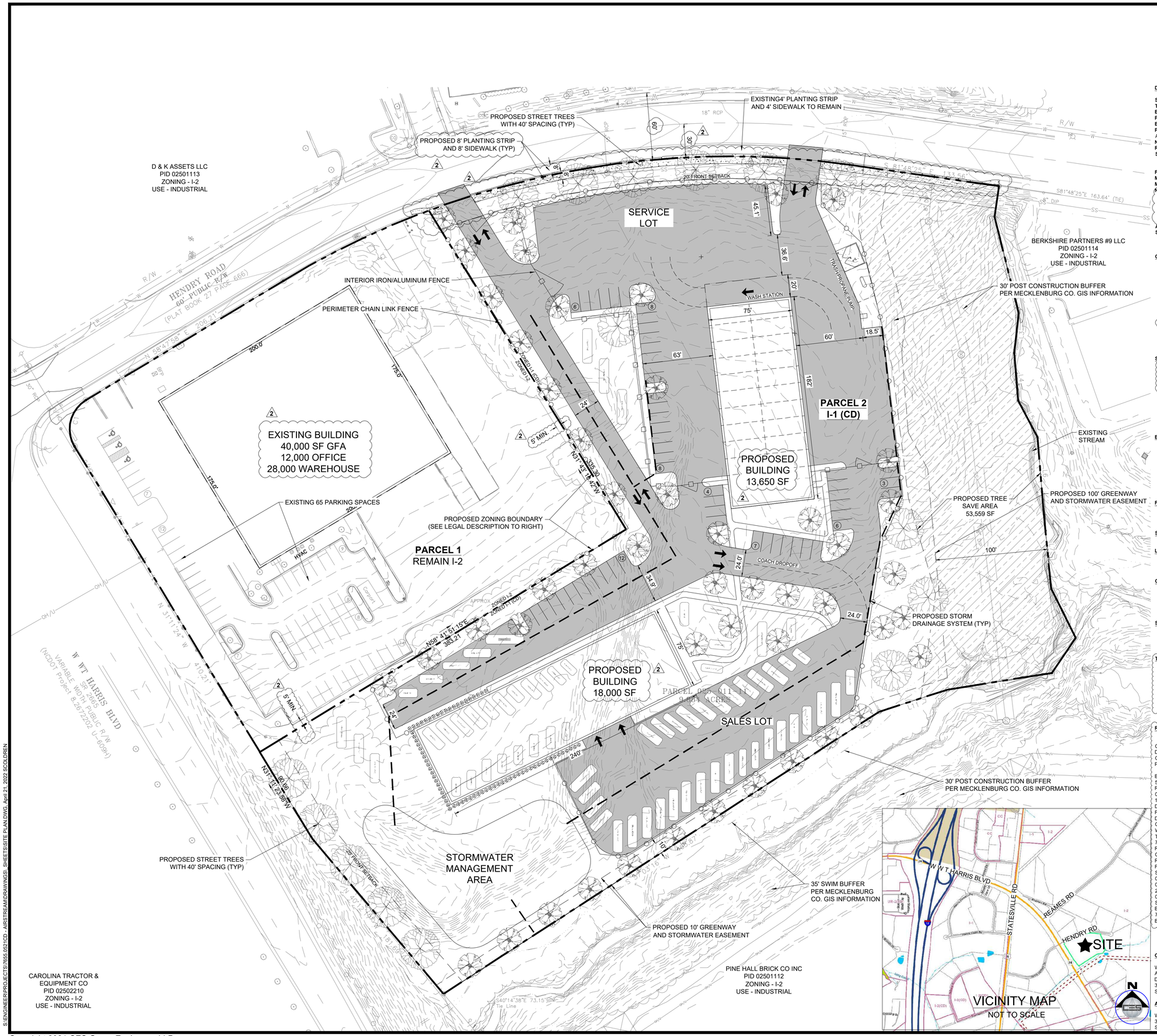

DEVELOPMENT DATA TABLE

SITE ACREAGE: 9.88 AC (PARCEL 1 = 3.03 AC, PARCEL 2 = 6.85 AC)
TAX PARCELS INCLUDED IN REZONING: 02501111
EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): I-2
PROPOSED ZONING: (INCLUDING OVERLAYS AND VESTING): I-1(CD) (PARCEL 2 ONLY)
EXISTING USES: ALL USES IN I-2
PROPOSED USES: AUTOMOTIVE SALES AND REPAIRS, INCLUDING TRACTOR-TRUCKS AND ACCOMPANYING TRAILER UNITS
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
RESIDENTIAL DENSITY: N/A
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:
PARCEL 1 - 40,000 SF
PARCEL 2 - 31,650 SF
FLOOR AREA RATIO: PER ORDINANCE REQUIREMENTS
MAXIMUM BUILDING HEIGHT: 40 FT
MAXIMUM NUMBER OF BUILDINGS: PARCEL 1 = 1, PARCEL 2 = 2
NUMBER AND/OR RATIO OF PARKING SPACES:
PARCEL 1: REQUIRED - OFFICE - 1 SPACE PER 400 SF = 12,000/400 = 30 SPACES
- WAREHOUSE - 0.25 SPACES PER 1,000 SF = 0.25* 28,000/1,000 = 7 SPACES
TOTAL REQUIRED - 37 SPACES
EXISTING TO REMAIN - 65 SPACES
PARCEL 2: PER ORDINANCE REQUIREMENTS
AMOUNT OF OPEN SPACE: N/A
SETBACKS: FRONT: 20'
SIDE: 0' OR 5' MIN IF PROVIDED
REAR: 10'

GENERAL PROVISIONS

A. THE 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 BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF EXISTING & PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF FUTURE BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) AS MAY BE APPLICABLE. MINOR OR INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ABUTTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/OWNER.
B. ALTERATIONS TO THE APPROVED PLAN SHALL BE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.
C. THE MAXIMUM FLOOR AREA RATIO (FAR) SHALL BE PER ORDINANCE REQUIREMENTS.
D. SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.

STREETSCAPE AND LANDSCAPING

A. THE EXISTING 4' SIDEWALK AND ' PLANTING STRIP SHALL REMAIN ALONG HENDRY ROAD.
B. DAMAGED AND SUBSTANDARD SIDEWALK ALONG PROPERTY FRONTAGE SHALL BE REPLACED BY PETITIONER IN ACCORDANCE WITH CHAPTER 19 OF CODE OF ORDINANCES.
C. PETITIONER SHALL CONSTRUCT AN 8 FT PLANTING STRIP AND 8 FT SIDEWALK ALONG FRONTAGE OF HENDRY RD. EXISTING WIDTH OF PLANTING STRIP AND SIDEWALK ARE 4 FT AND 4 FT RESPECTIVELY.
D. STREET TREES SHALL BE PLANTED OR EXISTING TREES WILL REMAIN TO SATISFY THE STREET TREE REQUIREMENTS.
E. TREES AND SHRUBS SHALL BE PLANTED TO COMPLY WITH ALL OTHER APPLICABLE SECTIONS OF THE TREE ORDINANCE.

ENVIRONMENTAL FEATURES

A. FIFTEEN PERCENT TREE SAVE AREA WILL BE PROVIDED FOR PARCEL 2.
B. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER 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.

FIRE PROTECTION

A. THE SITE WILL BE DESIGNED TO SATISFY ALL CHARLOTTE FIRE DEPARTMENT ACCESS REQUIREMENTS.

SIGNAGE

A. SIGNAGE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE ZONING ORDINANCE.

LIGHTING

A. ALL SITE LIGHTING SHALL BE IN COMPLIANCE WITH CHARLOTTE ZONING ORDINANCE LIGHTING STANDARDS.

OTHER

A. TRASH AND RECYCLING SPACE SHALL BE PROVIDED ON SITE COMPLYING WITH CITY OF CHARLOTTE ORDINANCES.
B. PROPOSED GREENWAY AND STORMWATER EASEMENTS SHOWN ARE PRELIMINARY AND FOR REFERENCE ONLY. PETITIONER SHALL HAVE RIGHT TO ADJUST DIMENSIONS AS PART OF FULL DEVELOPMENT DESIGN.

SURVEY NOTES

A. BOUNDARY SURVEY PREPARED BY CES GROUP ENGINEERS, LLP DATED 7/9/2021.
B. TOPOGRAPHIC INFORMATION FROM SURVEY BY CES GROUP ENGINEERS LLP DATED 2/21/2022.

TRANSPORTATION

A. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
B. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

REZONING AREA LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 02501111, SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, CITY OF CHARLOTTE, BEING AT 6600 W. WT HARRIS BOULEVARD AS DESCRIBED IN DEED BOOK 36841, PAGE 367, QUEEN CITY AIRSTREAM, LLC (ALL REFERENCES ARE TO THE RECORDS OF THE REGISTER OF DEEDS OFFICE, MECKLENBURG COUNTY, NORTH CAROLINA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND #4 REBAR, SAID REBAR HAVING NCGS GRID COORDINATES OF NORTHING 584,570.91 FEET AND EASTING 1,452,378.12 FEET (NAD 83/2011), BEING ON THE NORTH EASTERLY RIGHT-OF-WAY OF W. WT HARRIS BOULEVARD AND BEING A COMMON CORNER OF SUBJECT PARCEL 02501111 AND PARCEL 02501112, NOW OR FORMERLY PINE HALL BRICK COMPANY INC., DEED BOOK 18333 PAGE 703; THENCE WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 40°12'17" W 181.69 FEET TO A FOUND CONCRETE R/W MONUMENT; 2) N 31°11'24" W 90.66 FEET TO A COMPUTED POINT; THENCE WITH NEW LOT LINES THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 58°41'51" E 383.21 FEET TO A COMPUTED POINT; 2) N 31°43'10" W 335.30 FEET TO A COMPUTED POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF HENDRY ROAD; THENCE WITH SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 148.32 FEET, A BEARING OF N 75°05'20" E AND A CHORD LENGTH OF 148.09 FEET TO A FOUND #5 REBAR; 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00, AN ARC LENGTH OF 235.03 FEET, A BEARING OF N 89°21'05" E AND A CHORD LENGTH OF 234.12 FEET TO A FOUND #5 REBAR; 3) S 81°48'25" E 133.56 FEET TO A FOUND #5 REBAR; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE CENTERLINE OF A CREEK THE FOLLOWING NINE (9) BEARINGS AND DISTANCES: 1) S 08°04'06" W 27.80 FEET TO A COMPUTED POINT; 2) S 14°06'36" E 88.58 FEET TO A COMPUTED POINT; 3) S 06°29'43" W 36.09 FEET TO A COMPUTED POINT; 4) S 04°37'25" E 42.50 FEET TO A COMPUTED POINT; 5) S 27°50'47" E 37.15 FEET TO A COMPUTED POINT; 6) S 04°48'06" E 65.34 FEET TO A COMPUTED POINT; 7) S 05°30'44" E 70.76 FEET TO A COMPUTED POINT; 8) S 26°25'13" E 49.17 FEET TO A COMPUTED POINT, SAID POINT BEING A COMMON CORNER OF SAID PARCEL 02501112; 9) S 34°05'13" W 37.93 FEET TO A FOUND #5 REBAR, SAID REBAR BEING A COMMON CORNER OF SAID PARCEL 02501112; THENCE CONTINUING WITH SAID PARCEL 02501112 THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) S 80°58'04" W 94.44 FEET TO A FOUND #4 REBAR (DISTURBED); 2) S 72°02'55" W 64.17 FEET TO A FOUND #4 REBAR; 3) N 31°43'11" W 335.30 FEET TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS.

OWNER INFORMATION

WILLIAM J. WOLKOFF
AS TRUSTEE OF THE WILLIAM J. WOLKOFF REVOCABLE LIVING TRUST
DATED MAY 7, 2014
390 A1A BEACH BOULEVARD UNIT 12
ST. AUGUSTINE, FL 32080

APPLICANT

WILLIAM J. WOLKOFF
390 A1A BEACH BOULEVARD UNIT 12
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SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 041342 ENGINEER SEAN M. COLDREN
04-21-2022

SUBMITTALS	
DATE:	PURPOSE:
8/19/2021	REZONING SITE PLAN SUBMITTAL

OWNER / DEVELOPER
WILLIAM WOLKOFF
6600 W WT HARRIS BOULEVARD CHARLOTTE, NC 28269
805.610.4765

PROJECT DESCRIPTION:
AIRSTREAM
6600 W WT HARRIS BOULEVARD CHARLOTTE, NC 28269

PROJECT NO: 7655.0521

DRAWING REVISIONS		
NO:	REVISION DESC.	DATE:
1	CITY COMMENTS	3/14/2022
2	CITY COMMENTS	4/21/2022
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DRAWN BY:	SC	REVISED BY:	SC
CHECKED BY:	SC	ISSUED BY:	SC

DRAWING TITLE:
REZONING SITE PLAN

DRAWING NUMBER:
C3.0

S:\ENGINEER\PROJECTS\7655.0521CD - AIRSTREAM\DRAWINGS_SHEETS\SITE PLAN.DWG, April 21, 2022 SCOLDREN

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