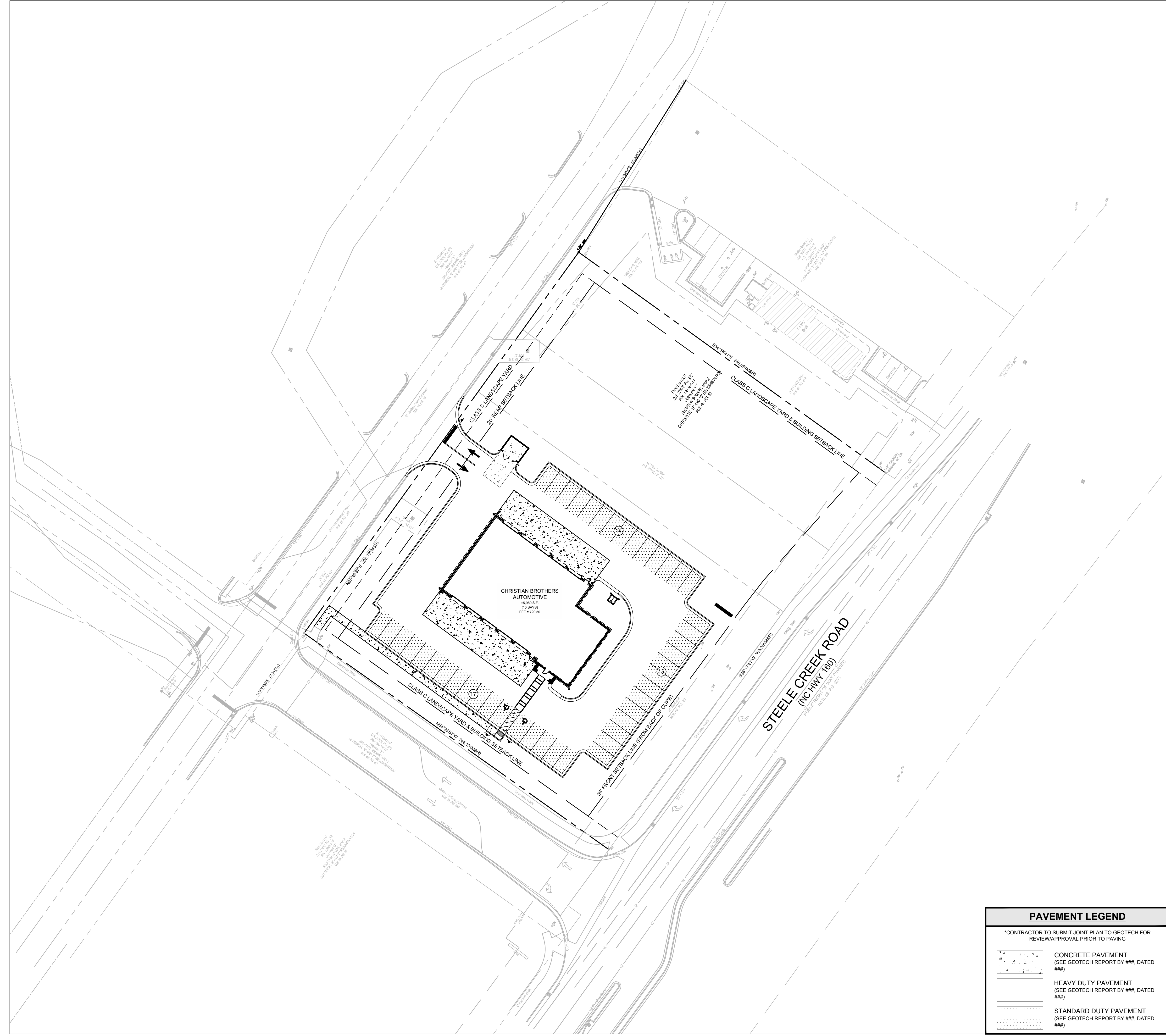


Drawing name: C:\Users\noah.chapman\Gaskins+LeCraw\Dropbox\Shared\Folders\Engineering\186034 - Christian Brothers Automotive\186034 - Christian Brothers Automotive - Charlotte (Steele Creek Rd)\_NC\CADD\EXHIBIT\2023-08-30 - CBA - Charlotte, NC - Reasoning Exhibit.dwg SITE PLAN Aug 31, 2023 2:12pm by: noah.chapman



| PAVEMENT LEGEND   |  |
|---|--|
| *CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING |  |
|   | CONCRETE PAVEMENT<br>(SEE GEOTECH REPORT BY ###, DATED ###)      |
|   | HEAVY DUTY PAVEMENT<br>(SEE GEOTECH REPORT BY ###, DATED ###)    |
|   | STANDARD DUTY PAVEMENT<br>(SEE GEOTECH REPORT BY ###, DATED ###) |



| SITE SUMMARY                 |  |
|------------------------------|--|
| <b>SITE AREA</b>             |  |
| SITE AREA:                   | 1.7246 ACRES (75,126 S.F.)                             |
| IMPERVIOUS AREA:             | 29,033 S.F. (38.6%)                                    |
| PERVIOUS AREA:               | 46,093 S.F. (61.4%)                                    |
| REQUIRED OPEN SPACE AREA:    | 3,756 S.F. (5%)  |
| PROVIDED OPEN SPACE AREA:    | 27,817 S.F. (37%)                                      |
| <b>ZONING CLASSIFICATION</b> |  |
| JURISDICTION:                | CITY OF CHARLOTTE, NC                                  |
| ZONING:                      | CG (GENERAL COMMERCIAL ZONING DISTRICT)                |
| ADJACENT ZONING:             | CG   |
| <b>BUILDING SETBACKS</b>     |  |
| FRONT:                       | 36' FROM BACK OF CURB                                  |
| SIDE:                        | 10'  |
| REAR:                        | 20'  |
| <b>BUILDING SUMMARY</b>      |  |
| BUILDING AREA:               | 5,980 S.F.   |
| BUILDING COVERAGE:           | 8.0%   |
| <b>PARKING SUMMARY</b>       |  |
| PARKING REQ.:                | MIN: 2 SPACES/SERVICE BAY<br>MAX: 6 SPACES/SERVICE BAY |
|                              | 20-60 SPACES   |
| PARKING PROV.:               | 44 SPACES  |
| STANDARD STALL DIMENSIONS:   | 9' x 18'   |
| MIN. DRIVE WIDTH:            | 24'  |

- | CONDITIONAL REZONING NOTES |   |
|----------------------------|---|
| 1.                         | REPAIR OF VEHICLES IS PROHIBITED OUTDOORS. STORAGE OF ALL MERCHANDISE, AUTO PARTS, AND SUPPLIES SHALL BE WITHIN AN ENCLOSED STRUCTURE.  |
| 2.                         | VEHICLE REPAIR FACILITIES SHALL BE SCREENED ALONG INTERIOR SIDE AND REAR LOT LINES WITH A CLASS C LANDSCAPE YARD. UNLESS A HIGHER CLASS OF LANDSCAPE YARD IS REQUIRED BY ARTICLE 20, THE LANDSCAPE YARD IS NOT REQUIRED WHERE SUCH SIDE OR REAR LOT ABUTS A MANUFACTURING AND LOGISTICS PLACE TYPE. |
| 3.                         | NO PARTIALLY DISMANTLED, WRECKED, JUNKED, OR DISCARDED VEHICLES MAY BE STORED OUTDOORS ON THE PREMISES. THIS STANDARD DOES NOT APPLY TO VEHICLES UNDER REPAIR.  |
| 4.                         | NO VEHICLES MAY BE STORED ON SITE FOR MORE THAN 90 DAYS.  |
| 5.                         | THE SALE OF NEW OR USED VEHICLES IS PROHIBITED UNLESS IT IS A PERMITTED USE IN THE ZONING DISTRICT.   |
| 6.                         | NO MOTOR VEHICLES MAY BE STORED AND NO REPAIR WORK MAY BE CONDUCTED IN ANY PUBLIC OR NETWORK-REQUIRED PRIVATE STREET.   |

- | GENERAL SITE NOTES |  |
|--------------------|--|
| 1)                 | ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.   |
| 2)                 | ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.   |
| 3)                 | BOUNDARY & TOPOGRAPHIC SURVEY BY R.B. PHARR & ASSOCIATES, P. A., DATED JANUARY 26, 2023. BENCHMARK IS NOTED ON SURVEY.   |
| 4)                 | FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 3710451200K, DATED SEPTEMBER 9, 2015.   |
| 5)                 | HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.   |
| 6)                 | ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.  |
| 7)                 | THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFF-SITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING. |
| 8)                 | REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.  |
| 9)                 | ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY --- DATED ---   |

PREPARED IN THE OFFICE OF:

**GASKINS + LECRAW**  
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P-2646

| REVISIONS: |      |            |          |
|------------|------|------------|----------|
| REV. #     | DATE | CHECKED BY | DRAWN BY |
|            |      |            |          |

CLIENT  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
17725 KATY FREEWAY, SUITE 200, HOUSTON, TX 77084

PROJECT  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
8524 STEELE CREEK ROAD  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SEAL:

8/31/2023

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

SCALE & NORTH ARROW:

SCALE: 1" = 30'

DESIGN INFO:

|              |                 |
|--------------|-----------------|
| DRAWN BY:    | NCC             |
| DESIGNED BY: | NCC             |
| REVIEWED BY: | TKS             |
| JOB #:       | 186034          |
| DATE:        | August 31, 2023 |

REZONING EXHIBIT

**EX-1.0**