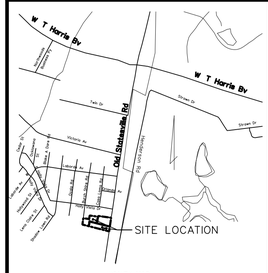


VICINITY MAP
NOT TO SCALE

SITE DATA

TAX PARCEL NUMBERS ——— *037-221-01, *037-221-10 (& *037-221-02)
TOTAL SITE AREA ——— 77,781.31 SQ.FT. (1.785 ACRES) 2 COMBINED PARCELS.
(120,566.72 SQ.FT.: 2.767 ACRES WHEN COMBINED WITH ALREADY DEVELOPED PARCEL *037-221-02)

ZONING
PROPERTIES ARE UNDER CITY OF CHARLOTTE ZONING JURISDICTION
I-1 (CD), B-2 & R-MH: ALL TO BE REZONED TO B-2 (CD)

YARD REQUIREMENTS
FRONT YARD SETBACK ——— 20'-0"
SIDE YARD SETBACKS ——— 8'-0"
REAR YARD SETBACK ——— 10'-0"

PURPOSE OF REZONING
THE OWNER PURCHASED TWO PARCELS TO EXPAND HIS EXISTING BUSINESS (OF CLEANING AND DETAILING TRACTOR CABS: NOT TRAILERS)
HE NEEDS ADDITIONAL PARKING FOR CABS. THE PARKING WILL BE TEMPORARY, AND THERE WILL BE NO TRAILERS PARKED. HIS EXISTING BUSINESS IS LOCATED AT ADJACENT PARCEL *037-221-02, AND WAS DEVELOPED AND APPROVED 9-6-12.
*SUFFICIENT VEGETATIVE GROUND COVER SHALL BE MAINTAINED ON ALL "EARTH LOTS" TO PREVENT EROSION.

ALTERATIONS & MODIFICATIONS TO THE SITE PLAN MAY BE SUBJECT TO REQUIREMENTS CONTAINED IN SECTION 6.207 OF THE ZONING ORDINANCE.

BUILDING DATA
EXISTING BUILDING: 2,400 SQUARE FEET, 17'-8" HEIGHT
(FUTURE BUILDING: 2,400 SQUARE FEET, 17'-8" HEIGHT)

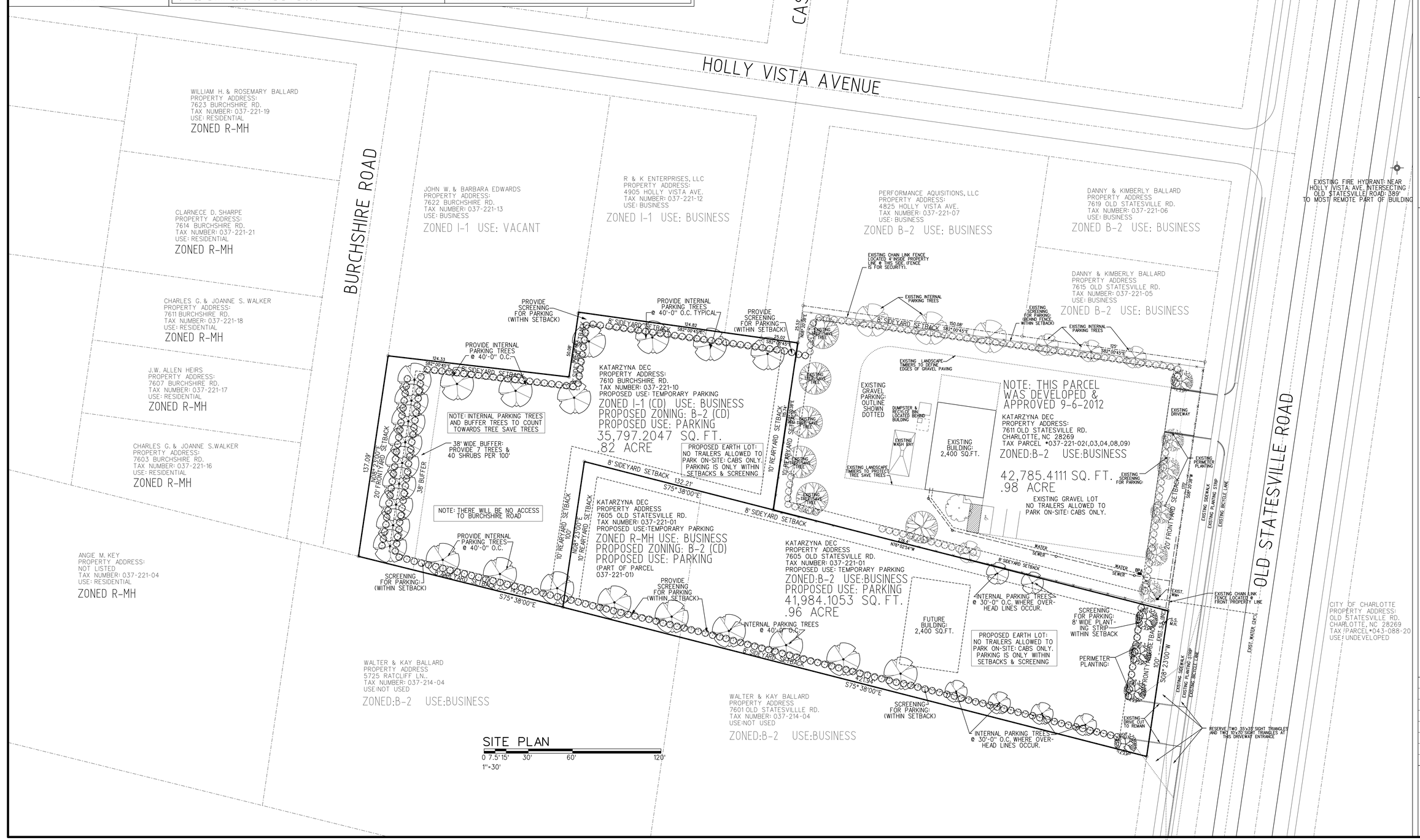
CDOT REQUIREMENTS
1. ADEQUATE SIGHT TRIANGLES TO BE RESERVED AT EXISTING/PROPOSED STREET ENTRANCES. TWO 35'x35' AND TWO 5'x10' SIGHT TRIANGLES ARE REQUIRED FOR ENTRANCES TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTACE AT THE ENTRANCE.

2. THE PROPOSED DRIVEWAY CONNECTION TO OLD STATESVILLE RD. WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND NC DOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND CITY TREE ORDINANCE.

3. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.

4. ANY WALL OR FENCE CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

5. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION IF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.



SITE PLAN
0 7.5' 15' 30' 60' 120'
1"=30'

Wilber Associates
Architecture / Planning
P.O. Box 428 - 20044 N. Zion St.
Cornelius, N.C. 28031
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SEAL
STEPHEN CHARLES WILBER III
REGISTERED ARCHITECT
4911
NORTH CAROLINA
CORNELIUS, N.C.
9/18/15

TITLE

REZONING PETITION 2015-110 FOR EXPRESS DETAILING AND

KATARZYNA DEC

7610 BURCHSHIRE ROAD, 7605 & 7611 OLD STATESVILLE ROAD

CHARLOTTE, NORTH CAROLINA

PROPERTY OWNER:
KATARZYNA DEC.
MAILING ADDRESS:
708 HOUSTON DR.
MONROE, NC 28110-7307
nowak51368@yahoo.com

COMM. NO.	
DATE	9/18/15
REVISIONS	

SHEET
C-1
OF
1