



GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

DEVELOPMENT DATA TABLE

SITE ACREAGE: 9.88 AC (PARCEL 1 = 3.03 AC, PARCEL 2 = 6.85 AC)

TAX PARCELS INCLUDED IN REZONING: 025011

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 - 35,000 SF

PARCEL 2 - 31,650 SF

FLOOR AREA RATIO (FAR) 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 - 65 EXISTING SPACES TO REMAIN

PARCEL 2 - SHOWROOM - 1 SPACE PER 1,000 SF - 31,650 / 1,000 = 32 SPACES REQUIRED

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, LOCATION 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 ADJUTING 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 NOT EXCEED FIFTY PERCENT OF THE SITE ACREAGE.

D. SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.

STREETSCAPE AND LANDSCAPING

A. THE EXISTING 4' SIDEWALK AND 4' PLANTING STRIP SHALL REMAIN ALONG HENDRY ROAD.

B. STREET TREES SHALL BE PLANTED OR EXISTING TREES WILL REMAIN TO SATISFY THE STREET TREE REQUIREMENTS.

C. 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.

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 6800 W. WT HARRIS BOULEVARD AS DESCRIBED IN DEED BOOK 38841, PAGE 367, QUEEN CITY AIRSTREAM, LLC (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER 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 584,570.11 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 81°48'25" E 181.69 FEET TO A FOUND CONCRETE R/W MONUMENT; 2) N 31°11'24" W 91.33 FEET TO A COMPUTED POINT; THENCE WITH NEW LOT LINES THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 58°41'51" E 383.20 FEET TO A COMPUTED POINT; 2) N 31°43'10" W 334.63 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°02'20" E AND A CHORD LENGTH OF 148.08 FEET TO A FOUND #6 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°04'08" 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°48'08" E 65.34 FEET TO A COMPUTED POINT; 7) S 05°30'44" E 70.76 FEET TO A COMPUTED POINT; 8) S 26°29'13" E 45.45 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 57°03'16" 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) S 57°03'16" W 463.87 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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VICINITY MAP

NOT TO SCALE

CES GROUP

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SEAL:

NORTH CAROLINA
PROFESSIONAL
ENGINEER
041342
2/14/22
WILLIAM J. WOLKOFF
STATE OF NORTH CAROLINA

SUBMITTALS

DATE: PURPOSE:

8/19/2021 REZONING SITE PLAN SUBMITTAL

OWNER / DEVELOPER

WILLIAM WOLKOFF
6800 W WT HARRIS BOULEVARD CHARLOTTE, NC 28269
805.610.4765

PROJECT DESCRIPTION:

AIRSTREAM

6800 W WT HARRIS BOULEVARD CHARLOTTE, NC 28269

PROJECT NO:

7655.0521

DRAWING REVISIONS

NO.	REVISION DESC.	DATE:
1	CITY COMMENTS	3/14/2022
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DRAWN BY: SC **REVISED BY:** SC

CHECKED BY: SC **ISSUED BY:** SC

DRAWING TITLE:

REZONING SITE PLAN

DRAWING NUMBER:

C3.0