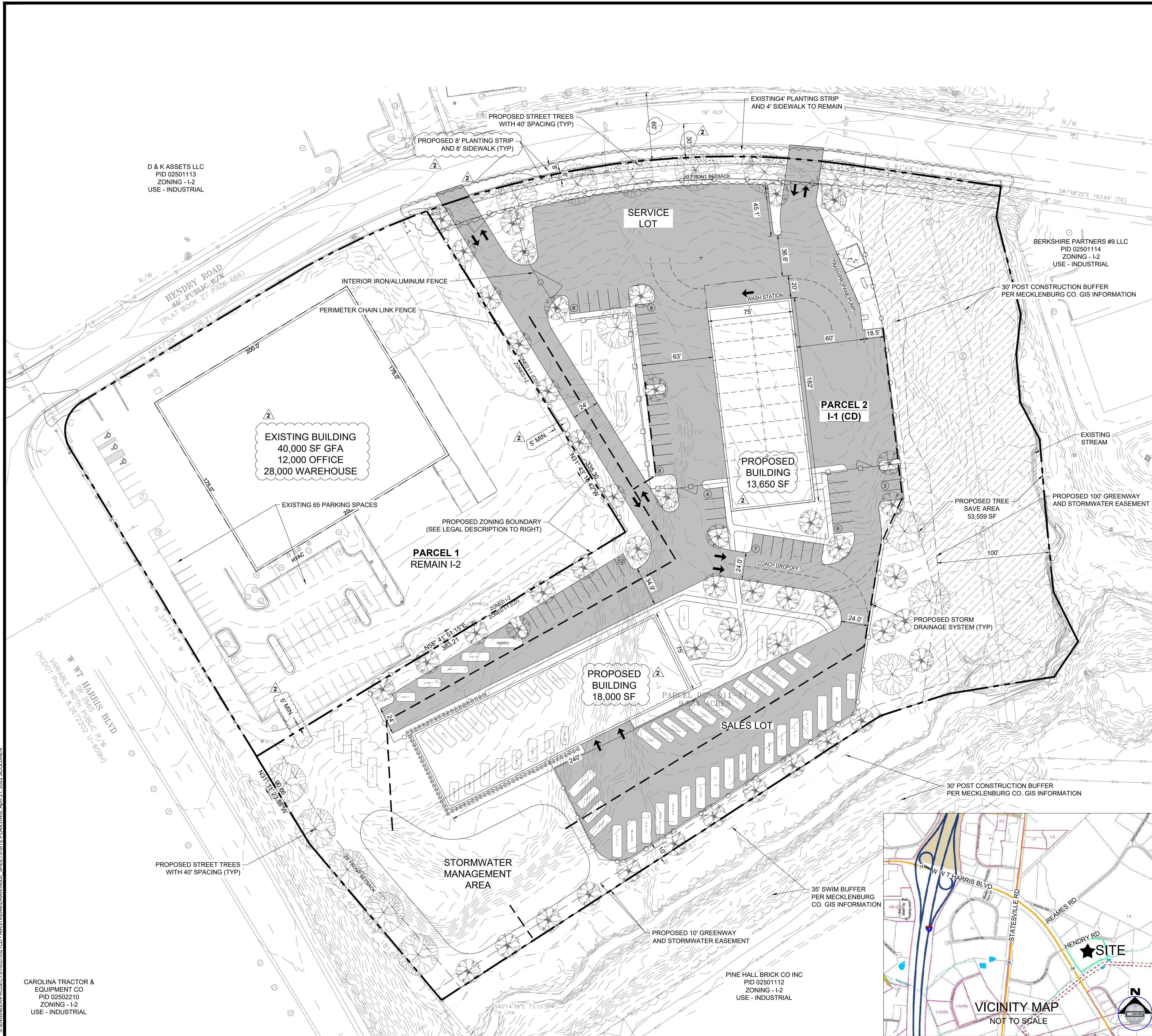




SITE ACREAGE: 9.88 AC (PARCEL 1 = 3.03 AC, PARCEL 2 = 6.85 AC)
TAX PARCELS INCLUDED IN REZONING: 02501111
EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): I-2
PROPOSED ZONING: (INCLUDING OVERLAYS AND VESTING): I-1(CD) (PARCEL 2 ONLY)
EXISTING USES: ALL USES IN I-2
PROPOSED USES: AUTOMOTIVE SALES AND 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 **(2)**
FLOOR AREA RATIO: PER ORDINANCE REQUIREMENTS
MAXIMUM BUILDING HEIGHT: 40 FT **(2)**
MAXIMUM NUMBER OF BUILDINGS: PARCEL 1 = 1, PARCEL 2 = 2
NUMBER AND/OR RATIO OF PARKING SPACES
 PARCEL 1 - REQUIRED - OFFICE - 1,550 SF / 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
PER ORDINANCE REQUIREMENTS
PARCEL 2
AMOUNT OF OPEN SPACE: N/A
SETBACKS:
 FRONT: 20'
 SIDE: 0' OR 5' MIN IF PROVIDED
 REAR: 10'

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 BUILDINGS AND PROPOSED DRIVEWAYS, BUT DOES NOT GUARANTEE 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 6.20(2) AS MAY BE APPLICABLE. MINOR OR INCIDENTAL CHANGES OF DETAIL, WHICH DO NOT ALTER THE BASIC SMALL LOTS, LOTS, OR LOTS OF LAND, OR THE NUMBER OF ABUTTING SITES ARE PERMITTED AS 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. THE SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.

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

B. DAMAGED AND SUBSTANDARD SIDEWALK ALONG PROPERTY FRONTAGE SHALL BE REPLACED BY PETITIONER IN ACCORDANCE WITH CHAPTER 19 OF CODE OF ORDINANCES.

C. THE EXISTING 8' PLANTING STRIP AND 8 FT SIDEWALK ALONG FRONTAGE OF HENRY 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 ZONING ORDINANCE.

A. FIFTEEN PERCENT SHALL 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 DEPENDED 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.

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

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

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.

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 CDDOT 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.

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 REBAR, SAID REBAR HAVING NCGS GRID COORDINATES OF NORTHING 594.7501 91 FEET AND EASTING 1,452.378 12 FEET (NAD 83/2011), BEING ON THE NORTH EASTERLY RIGHT-OF-WAY OF W. H. WARRIS BOULEVARD AND BEING A COMMON CORNER OF SUBJECT PARCEL 02501112; THENCE ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING OF THE BOOK, 19333 PAGE 703, THENCE WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 40°12'15" E 181.69 FEET TO A FOUND CONCRETE RUD MONUMENT; 2) S 31°11'24" W 90.68 FEET TO A FOUND CONCRETE RUD MONUMENT; THENCE WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 58°21'45" E 383.21 FEET TO A COMPUTED POINT; 2) N 31°14'10" 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, AN ARC LENGTH OF 325.03 FEET, A BEARING OF N 89°21'05" 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 325.03 FEET, A BEARING OF N 89°21'05" E AND A CHORD LENGTH OF 148.09 FEET TO A FOUND #5 REBAR; 3) S 89°21'05" E 148.09 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 0°04'08" W 27.80 FEET TO A COMPUTED POINT; 2) S 14°06'36" E 85.58 FEET TO A COMPUTED POINT; 3) S 05°29'42" W 36.98 FEET TO A COMPUTED POINT; 4) S 05°29'42" W 36.98 FEET TO A COMPUTED POINT; 5) S 05°29'42" W 36.98 FEET TO A COMPUTED POINT; 6) S 04°40'06" E 65.34 FEET TO A COMPUTED POINT; 7) S 05°30'44" W 70.76 FEET TO A COMPUTED POINT; 8) S 06°25'15" E 49.17 FEET TO A COMPUTED POINT, SAID POINT BEING A COMMON CORNER OF SAID PARCEL 02501112; THENCE CONTINUING WITH SAID PARCEL 02501112 THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) S 05°08'04" W 94.44 FEET TO A FOUND #4 REBAR (DISTURBED); 2) S 05°08'04" W 94.44 FEET TO A FOUND #4 REBAR (DISTURBED); 3) S 05°08'04" W 94.44 FEET TO A FOUND #4 REBAR (DISTURBED); THENCE CONTINUING WITH SAID PARCEL 02501112, BEING ON THE NORTH EASTERLY RIGHT-OF-WAY OF W. H. WARRIS BOULEVARD, CONTAINING 6.85 ACRES, MORE OR LESS.

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

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