



- ADJOINING OWNERS**
- ① 173-162-91
PS Carolinas Balanced Fund Ltd.
P.O. Box 25025, Glendale, CA 91201
 - ② 173-162-87
City of Charlotte
 - ③ 173-162-18
Springstead John K
9600 Idlewild Road Charlotte NC 28212
 - ④ 173-162-16
McCrary Ed L & Steuer Anna M.
7010 Starvalley Drive Charlotte NC 28210
 - ⑤ 173-162-82
Wilson Ernest Jr. & wife Gussie
7595 Pineville Road Charlotte NC 28210
 - ⑥ 173-162-81
Smith June & wife Lillian
7591 Pineville Road Charlotte NC 28210
 - ⑦ 173-162-80
Johnson Sam & wife Hester
Varelco-888W Big Beaver
P.O. Box 7050 Troy Michigan 48007

GENERAL NOTES

Road Improvements
The Petitioner hereby agrees to dedicate an additional fifteen feet (15'-0") of right-of-way from the center-line of South Boulevard and agrees to reserve an additional five feet (5'-0") for the entire frontage of the property for future right-of-way acquisition by the State of North Carolina provided that:

- a) All existing structures, i.e., light poles, signs, fencing and parking lot curbs and gutter within the reserved area will remain in-place until such time that the State of North Carolina negotiates acquisition of that property.
- b) Provided that extensions to the existing property do not require additional parking the existing parking lot and structures adjoining the South Boulevard right-of-way shall be deemed to comply with the required setback requirement.

Should additional parking be made which requires additional parking then a 20'-0" setback will be required from a point 50'-0" from the center-line of South Boulevard for the entire frontage.

Setbacks, Sideyards and Rear Yards
All components of the development will meet or exceed the setback, sideyard and rear yard requirements established under the ordinance for the requested zoning classification.

Buffer Areas
In establishing visual screening within buffer areas by supplementing planting the Petitioner will suggest the natural trees and vegetation with planting and earth berms, slopes as specified on this Rezoning Plan.

The Petitioner reserves the right to remove vines, underbrush and small trees and shrubs within any buffer area for the purpose of improving the overall appearance of the naturally vegetated areas.

In buffer areas where existing trees and natural vegetation have been cleared to accommodate structures such as earth berms, fences, utility lines, sedimentation and erosion control devices, grading, etc., the cleared non-improved areas will be landscaped and reinstated unless applicable ordinances or constraints imposed by utilities would prohibit such reinstatement.

Landscaping and Screening
Buffering and/or screening shall meet or exceed the requirements of the Ordinance. All dumpster enclosures and service areas will be heavily screened from public streets and adjacent properties.

Tree Planting
The Petitioner shall meet or exceed the requirements of the Tree Ordinance in the disposition, selection of species and size characteristics of all trees.

See Plan for details of agreed locations.

METRO LINCOLN MERCURY MERKUR INC.
SAM JOHNSON AUTOMOBILE DEALERSHIP
7301 SOUTH BOULEVARD CHARLOTTE NORTH CAROLINA

APPROVED BY CITY COUNCIL
DATE May 21, 1990
90-26

REZONING PLAN
ADDITIONAL PARKING AREAS

PETITIONER **SAM JOHNSON**
DATE: **JANUARY 15 1990.**
REVISED **MAY 26 1990.**

DEVELOPMENT SERVICES GROUP
P.O. BOX 37182 CHARLOTTE N.C. 28237
PHONE 704-342-4655

PROJECT NUMBER 9003

SITE PLAN
SCALE: 1"=30'-0"