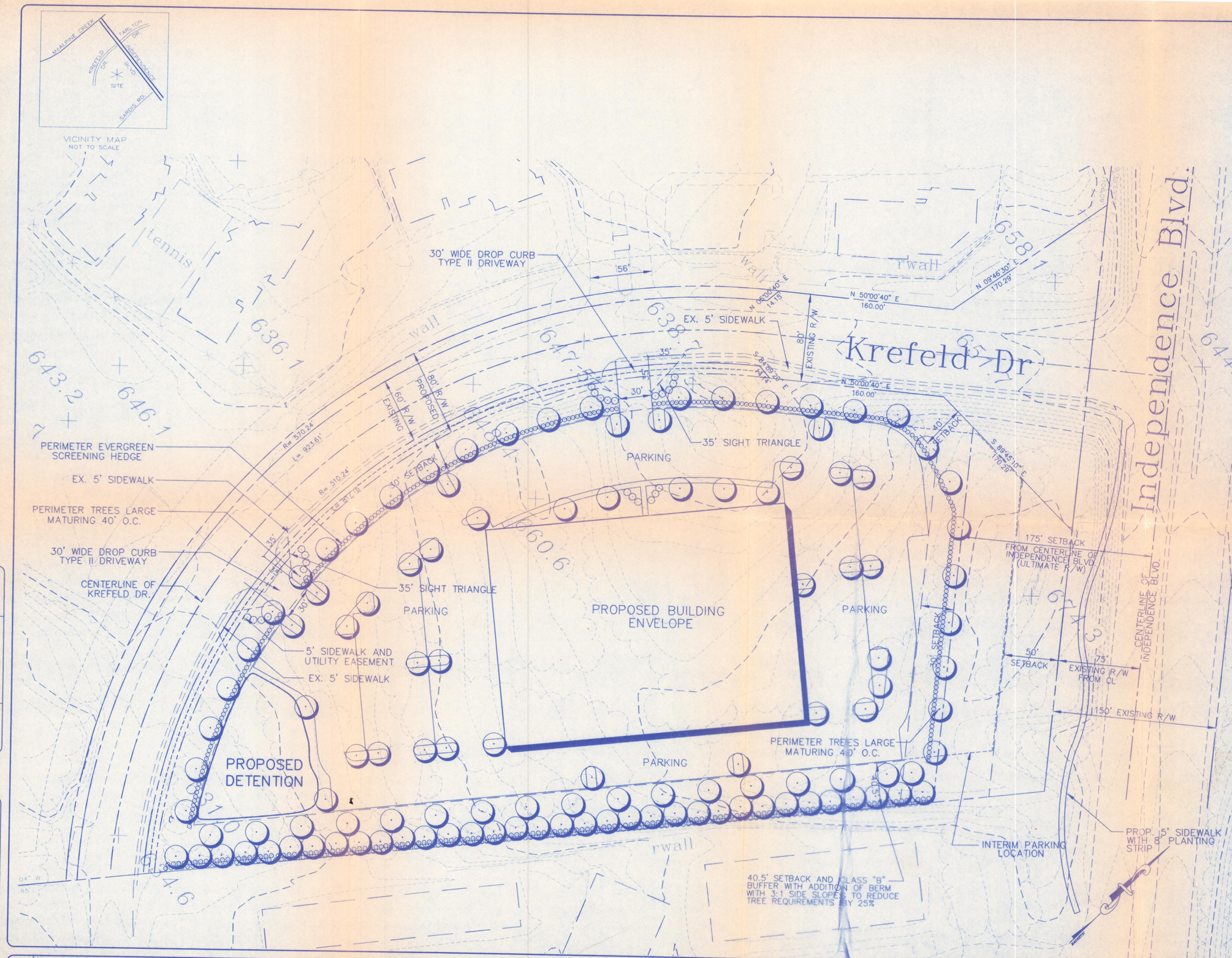


## GENERAL NOTES:

1. BOUNDARY SURVEY INFORMATION FROM SURVEY BY MICHAEL ESPENSEN, INC., DATED MARCH 17, 1988.
2. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE AERIAL TOPOGRAPHY SHEETS.
3. THE CHARACTER OF THE BUILDINGS ON THE SITE WILL BE ENHANCED THROUGH THE USE OF MATERIALS SUCH AS BRICK, STUCCO OR TILE, AND ARCHITECTURAL ELEMENTS SUCH AS ARCHES AWNINGS, ETC.
4. IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLLOTTE ZONING ORDINANCE(THE"ORDINANCE") FOR THE B-2 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
5. ALL DUMPSTERS AND SERVICE AREAS SHALL BE SCREENED FROM PUBLIC STREETS AND FROM ADJACENT PROPERTIES. DUMPSTERS SHALL PROVIDE SOLID ENCLOSURES WITH GATE.
6. ALL BUILDINGS CONSTRUCTED ON SITE SHALL USE SIMILAR MATERIALS AND COLORS SO AS TO ACHIEVE HARMONIOUS UNIFIED BUILDING DESIGN.
7. ALL SIGNAGE ON THE SITE SHALL COMPLY WITH THE ORDINANCE.
8. PERMITTED USES:

THE SITE MAY BE DEVOTED TO THE FOLLOWING USES:

THE BUILDING(S) CONFIGURATION AND PARKING/CIRCULATION PATTERNS SHOWN FOR THE SITE REPRESENT A GENERAL DEVELOPMENT CONCEPT. BUILDING SETBACKS AND BUFFER AREAS WILL NOT BE REDUCED BUT VARIATIONS IN THE DESIGN LAYOUT WILL BE PERMITTED PURSUANT TO PLANNING STAFF ADMINISTRATIVE REVIEW AND APPROVAL.

A. NEW AND PRE-OWNED AUTOMOTIVE SALES, LEASING AND SERVICE (INCLUDING VEHICLE MAINTAINANCE, REPAIR, PAINTING, WASHING AND CLEANING) AS PERMITTED CURRENTLY IN THE B-2 DISTRICT, TOGETHER WITH ALL ACCESSORY USES DESCRIBED IN SECTION 9.804 OTHER THAN ITEMS (8), (9), (10), (15), AND (16); AND

B. ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A B-1 ZONING DISTRICT.

THE TOTAL GROSS FLOOR AREA OF THE SITE MAY NOT EXCEED 54,000 SQUARE FEET.

9. THE PETITIONER RECOGNIZES THAT LONG RANGE PLANS FOR U.S. 74 CALL FOR THE ULTIMATE CLOSING OF THE EXISTING MEDIAN CUT AT KREFELD DRIVE AND INDEPENDENCE BOULEVARD (U.S. 74), AND THAT NO PAYMENT WOULD BE MADE BY NCDOT FOR POTENTIAL DAMAGES ASSOCIATED WITH THE MEDIAN CLOSING.
10. THE PETITIONER AGREES TO PROVIDE A 5' PERMANENT SIDEWALK AND UTILITY EASEMENT ALONG KREFELD DRIVE AND SHALL BE MAINTAINED AS SHOWN ON THE PLAN. PETITIONER AGREES TO DEDICATE AN ADDITIONAL 5' R.O.W. ALONG KREFELD DRIVE AS SHOWN ON THE PLAN.
11. ALL PROPOSED DRIVEWAYS/PRIVATE STREETS WILL COMPLY WITH NCDOT STANDARD REQUIREMENTS INCLUDING SIGHT DISTANCES. PRIVATE STREETS WILL COMPLY WITH ALL OTHER MECKLENBURG COUNTY APPLICABLE STANDARDS.
12. THE PETITIONER AGREES TO RESERVE A STRIP OF LAND ALONG U.S. HWY. 74 FOR THE FUTURE RIGHT-OF-WAY PURPOSES WHICH, WHEN COMBINED WITH THE EXISTING RIGHT-OF-WAY FOR U.S. HWY. 74, WOULD PROVIDE A WIDTH OF 175 FEET FROM ITS EXISTING CENTERLINE. PETITIONER, HOWEVER, RESERVES THE RIGHT TO USE THE TRANSITIONAL SETBACK IN ACCORDANCE WITH THE ZONING REGULATIONS AND FOR SUCH TIME THEREAFTER UNTIL IT SHALL HAVE BEEN REQUESTED IN WRITING TO ABANDON THE SAME BY THE NCDOT AFTER THE NCDOT AFTER THE NCDOT ELECTS TO PROCEED WITH THE CONVERSION OF U.S. HWY. 74 IN THE AREA OF THE SITE TO A LIMITED ACCESS HIGHWAY.
13. NO LOUD SPEAKERS WILL BE ALLOWED ON SITE.
14. BUFFER ZONES:

THE 40.5' BUFFER LOCATED ON THE EASTERN BOUNDARY OF THE PROPOSED DEVELOPMENT SHALL BE A CLASS B BUFFER WITH A PLANTED EARTHEN BERM WITH 3:1 SIDE SLOPES.

BUFFER WIDTHS ESTABLISHED ON PLANS SHALL NOT BE REDUCED OR INCREASED.

15. THE MAXIMUM HEIGHT FOR ANY BUILDING PLACED ON SITE MAY NOT EXCEED 40 FEET AS DEFINED BY THE ORDINANCE.
16. THE NUMBER OF VEHICULAR ACCESS POINTS TO KREFELD DRIVE WILL BE LIMITED TO THOSE SHOWN ON THIS REZONING PLAN. THE CONFIGURATIONS OF DRIVEWAYS AND ACCESS POINTS INTO AND WITHIN THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
17. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE. EXTERIOR LIGHTING WILL BE DESIGNED TO MINIMIZE GLARE TOWARDS ADJACENT PROPERTIES. DETACHED LIGHTS TO BE A MAXIMUM OF 20' IN HEIGHT.
18. THE PARKING ON SITE WILL SATISFY OR EXCEED THE MINIMUM OFF-STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.
19. NO DISABLED OR WRECKED VEHICLES SHALL BE PARKED OR LEFT OUTDOORS, NOR SHALL ANY VEHICLES BE REPAIRED (INCLUDING CHANGING OF TIRES) OUT OF DOORS. NO AUTOMOBILE TRANSPORT CARRIER SHALL REMAIN PARKED OR STORED ON THE SITE BEYOND THE TIME REASONBLY NECESSARY TO LOAD OR UNLOAD VEHICLES THEREFROM.
20. TRASH PICKUP FRON THE SITE MAY ONLY TAKE PLACE DURING THE HOURS OF 6:00 A.M. TO 10:00 P.M., MONDAY THROUGH SATURDAY.

19308124

## ADJOINING PROPERTY OWNERS:

193-81-14
MECKLENBURG COUNTY
720 E. 4TH STREET
CHARLOTTE, NC 28204

093-73-01
C.C. - INVESTORS
8411 PRESTON RD. - 8TH FLR.
DALLAS, TX 75225-5520

193-72-4
LAL MANOHAR
1101 KINGSWOOD DR.
AKRON, OH 44313-5922

193-81-05
UDRT OF NORTH CAROLINA, LLC
105 6TH ST.
RICHMOND, VA 23219-3843

193-81-17
MECKLENBURG COUNTY
720 E. 4TH STREET
CHARLOTTE, NC 28204

APPROVED BY CITY COUNCIL
DATE 9-23-98

## DEVELOPMENT DATA:

TOTAL SITE AREA: 6.725 AC.
EXISTING ZONING: B-1 (CD)
PROPOSED ZONING: B-2 (CD)
TOTAL BUILDING AREA SHOWN: 55,000 SF AS SHOWN FOR ILLUSTRATION PURPOSES ONLY. BUILDING NOT TO EXCEED 70,000 SF AS ALLOWED BY CITY OF CHARLOTTE ZONING ORDINANCE.

1998-64

40 0 40 80
SCALE: 1" = 40'

| REV. NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | NOTES AS PER JEFF BROWN | 8/18/98 |

REVISIONS

| | |
|---|---|
| PROJECT MANAGER M. SHAWL | DRAWING SCALE 1"=40' |
| DRAWN BY M.SHAWL | PROJECT DATE 6/98 |
| APPROVED BY | PROJECT NUMBER 98228.10 |
| FILE NAME KREF-R13 | PLOT DATE 8/18/98 |

Engineers Planners Surveyors
WK DICKSON
Atlanta, GA Columbia, SC Wilmington, NC
Asheville, NC Hickory, NC Raleigh, NC

| RELEASED FOR | DATE |
|---|---|
| APPROVALS | |
| BIDDING | |
| CONSTRUCTION | |
| RECORD DWG. | |

**SUN NLF LIMITED**
6001 NORTH 24TH STREET
PHOENIX, ARIZONA 05016

SITE REZONING PLAN
PETITION NO. 98-64

1/1

| XREF NAME | XREF PATH | INSERTION LAYER |
|---|---|---|

| DESCRIPTION | NUMBER | NAME |
|---|---|---|
| SURVEY BY | | |
| FIELDBOOK BY | | |
| COGO FILE | | |