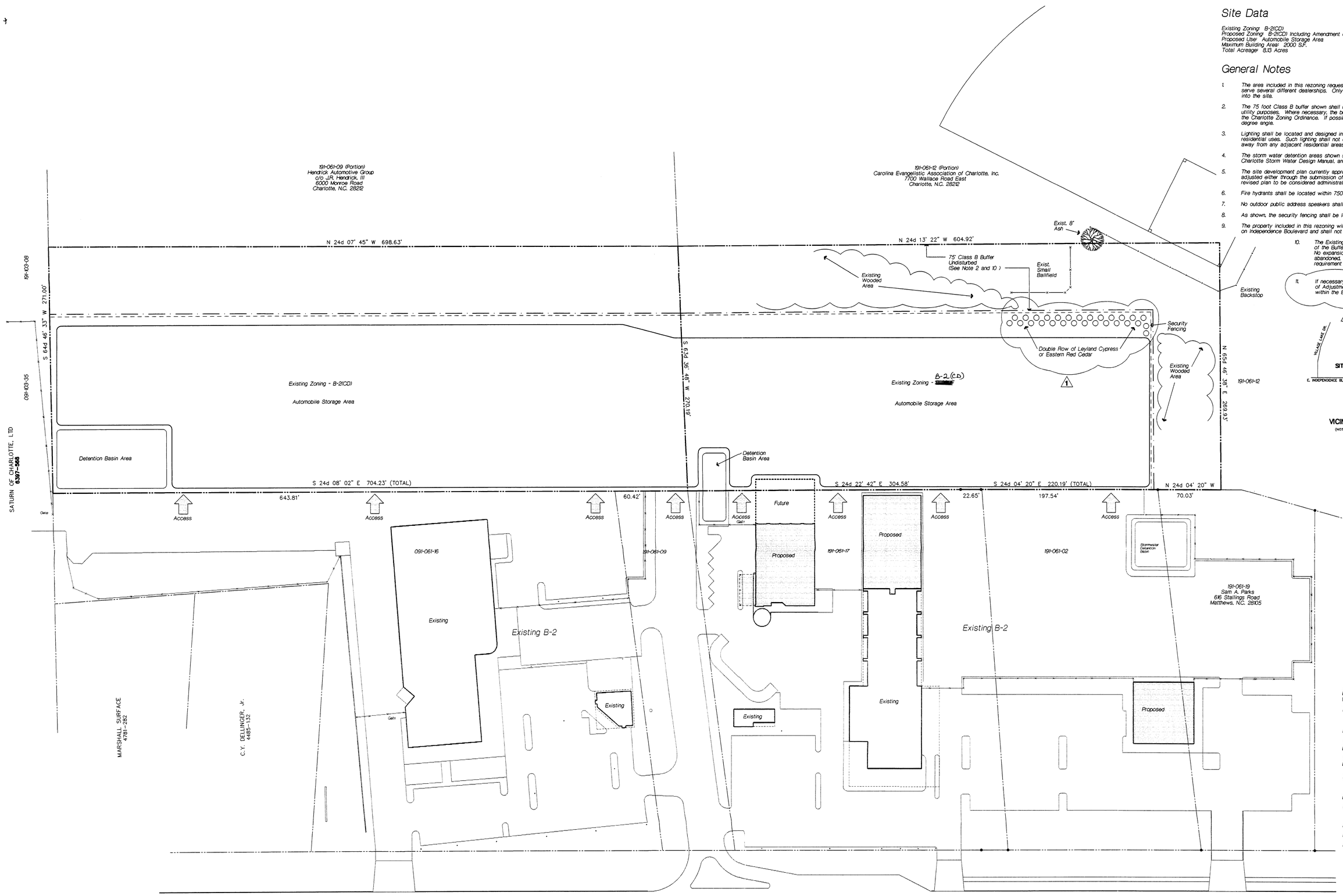
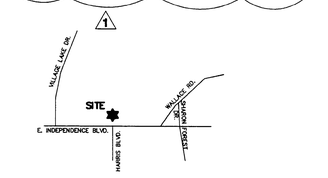
Site Data

Existing Zoning: B-2(CD)
Proposed Zoning: B-2(CD) Including Amendment of Existing B-2(CD)
Proposed Use: Automobile Storage Area
Maximum Building Area: 2000 S.F.
Total Acreage: 8.13 Acres

General Notes

1. The area included in this rezoning request shall be used for an automobile storage area to serve several different dealerships. Only a small amount of building is expected to extend into the site.
2. The 75 foot Class B buffer shown shall remain undisturbed except where required for utility purposes. Where necessary, the buffer will be planted to meet the requirements of the Charlotte Zoning Ordinance. If possible, utilities shall only cross a buffer at a ninety degree angle.
3. Lighting shall be located and designed in such a manner to prevent glare onto any adjacent residential uses. Such lighting shall not exceed 30 feet in height and shall be directed away from any adjacent residential areas.
4. The storm water detention areas shown shall be designed to meet the requirements of the Charlotte Storm Water Design Manual, and shall not be placed within the buffer.
5. The site development plan currently approved for the adjacent R-20MF area shall be adjusted either through the submission of a request to rezone the property or by filing a revised plan to be considered administratively.
6. Fire hydrants shall be located within 750 feet of any part of a building.
7. No outdoor public address speakers shall be placed within the area of this rezoning.
8. As shown, the security fencing shall be located inside the buffer.
9. The property included in this rezoning will be in common ownership with property fronting on Independence Boulevard and shall not require separate public street access.
10. The Existing Church-Owned Ballfield shown at the corner of the Buffer may remain as shown on this Site Plan. No expansion of the field may occur and, if abandoned, area shall be landscaped to meet the requirement of Section 12.302 of the Zoning Ordinance.
11. If necessary a Variance will be requested from the Board of Adjustment to not plant the portion of the Buffer within the Ballfield area.





VICINITY MAP
(NOT TO SCALE)

APPROVED BY CITY COUNCIL
DATE 11/17/97

For Public Hearing
Petition No. 97-87

Franceschi **Architects** PA.
1125 East Morehead Street/ Suite 202
Charlotte, North Carolina 28204/704/333-6166

Project

Hendrick Independence Blvd Site Plans

Hendrick Automotive Group
Charlotte, North Carolina

Project Number	9432
Date	May 18, 1995
Revisions	August 15, 1995
	June 24, 1997
	1 September 10, 1997

Sheet Description
Zoning Application Site Plan
Scale 1" - 40'-0"

Sheet Number
L1

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Date: 9-10-97 Time: 11:08 AM
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