

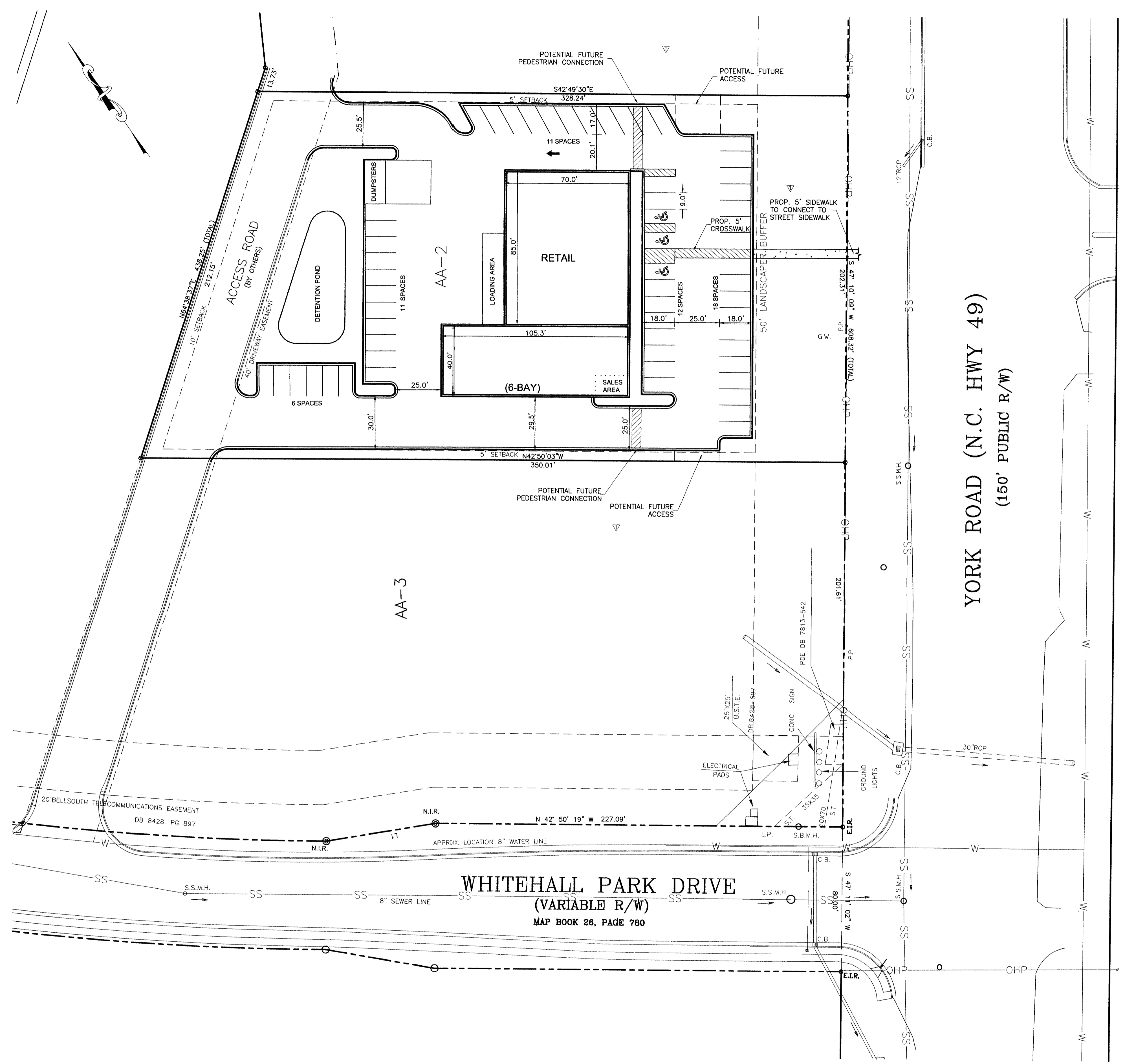
VICINITY MAP NTS

SITE DATA

EXISTING ZONING: I-1 (CD)
 PROPOSED ZONING: I-1 (CD) SPA
 LOT SIZE: 72,858/1.67 SQ. FEET/ACRES
 PARKING DATA:
 REQUIRED: 41 PROVIDED: 58 HANDICAP: 3
 PROPOSED USE:
 AUTOMOTIVE PARTS SALES, RETAIL SALES AND MINOR AUTOMOTIVE REPAIRS.
 (SEE NOTE #8 BELOW)

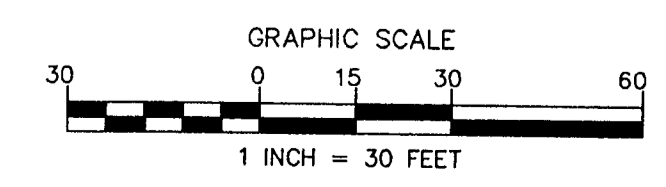
PROVONIAL HOLDINGS WHITEHALL SITE DEVELOPMENT STANDARDS

1. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE AND THE PROVISIONS OF THIS SITE PLAN, AS WELL AS OTHER APPLICABLE CODES AND ORDINANCES. THE BUILDING AND PARKING CONFIGURATION SHOWN ON THE SITE PLAN REPRESENTS A FIRM PLAN FOR THE DEVELOPMENT OF THE SITE BUT MAY BE ALTERED OR MODIFIED DURING THE DESIGN AND DEVELOPMENT OF THE SITE WITHIN THE MAXIMUM BUILDING AND PARKING ENVELOPES INDICATED.
2. BUFFERS, IF REQUIRED, WILL CONFORM TO THE PROVISIONS OF SECTION 12.301.
3. SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303. LANDSCAPED AREAS WITHIN THE SITE WILL BE IMPROVED AS PART OF THE OVERALL SITE DEVELOPMENT. ALL GARBAGE/TRASH DISPOSAL AREAS, DUMPSTERS, ETC. WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES.
4. ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 30 FEET IN HEIGHT AND WILL BE AIMED INTO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS.
5. SIGNAGE ON THE SITE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE PROVISIONS BUT ANY DETACHED SIGNAGE WILL BE LIMITED TO 4' IN HEIGHT AND 50 SQ. FT. IN AREA.
6. STORMWATER DETENTION WILL COMPLY WITH APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES. THE DETENTION SHALL TIE IN TO THE EXISTING STREET STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THIS DEVELOPMENT WILL CAUSE THE STORM WATER DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING. THE STORM WATER DETENTION FACILITY WILL BE SCREENED.
7. PARKING WILL BE PROVIDED AT A RATE THAT WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
8. THE PROPOSED USE OF THE SITE IS FOR ANY USE ALLOWED IN THE I-1CD DISTRICT THAT IS ALREADY APPROVED FOR THE SITE, AND FOR AUTOMOTIVE PARTS SALES AND MINOR AUTOMOBILE REPAIR FACILITY (BUT NOT AN AUTOMOBILE SERVICE STATION), SUBJECT TO THE LIMITATIONS CONTAINED ON THIS SITE PLAN. THE BUILDING WILL NOT EXCEED 12,202 SQ. FT.
9. ACCESS WILL BE PROVIDED FROM AN ACCESS DRIVE AT THE REAR OF THE SITE THAT CONNECTS TO WHITEHALL PARK DRIVE, WHICH IS A PUBLIC STREET. SITE DISTANCE TRIANGLES AS SPECIFIED BY CDOT WILL BE MAINTAINED FOR ALL NEW DRIVEWAYS REQUIRING A DRIVEWAY PERMIT. THERE WILL BE NO DIRECT ACCESS TO NC 49.
10. THE SITE AND BUILDING WILL ALSO COMPLY WITH THE WHITEHALL DESIGN GUIDELINES AND APPROVAL PROCESS FOR ALL DEVELOPMENTS COVERED BY THE ORIGINAL WHITEHALL MASTER PLAN. THIS SITE IS PART OF REZONING PETITIONS 94-11C, AS REVISED BY 97-20C AND 99-30C.
11. PETITIONER WILL INSTALL A 5' SIDEWALK ALONG NC 49 IF NOT INSTALLED BY NCDOT AS PART OF THE NC 49 IMPROVEMENTS PROJECT.
12. NO 'WALL PAK' LIGHTING WILL BE PERMITTED. REVISED PER STAFF COMMENTS 9/19/02



APPROVED BY CITY COUNCIL
 DATE 11/18/02

FOR PUBLIC HEARING
 PETITION #2002-118



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	BTU	9/19/02	REV PER PLANNING COMMISSION
2	BTU	11/13/02	REV PER PLANNING COMMISSION

Project: SHOPS AT WHITEHALL
 HWY 49
 CHARLOTTE, N.C.

Title: SITE EXHIBIT

File #: 02143.DWG Date: 07/18/02 Project Egr: BTU

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

Scale: 1"=30'
C1.0