

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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DB AUTOMOTIVE REAL ESTATE HOLDINGS, LLC

20310 CHARTWELL CENTER DRIVE
CORNELIUS, NC 28031

SALZMAN DEALERSHIP

Project No.
4738

Issued
03/03/21

REZONING SITE PLAN

Revised

**NOT FOR
CONSTRUCTION**



SCALE: 1"=60'
0 30 60 120

SP-100

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ColeJenest & Stone, P.A. 2020

ZONING CODE SUMMARY

PROJECT NAME: SALZMAN DEALERSHIP
PARCEL TAX #: 00513105, 00513106, 00513121, 00513122, 00513126
OWNER: DB AUTOMOTIVE REAL ESTATE HOLDINGS, LLC
PLANS PREPARED BY: COLEJENEST & STONE, PA

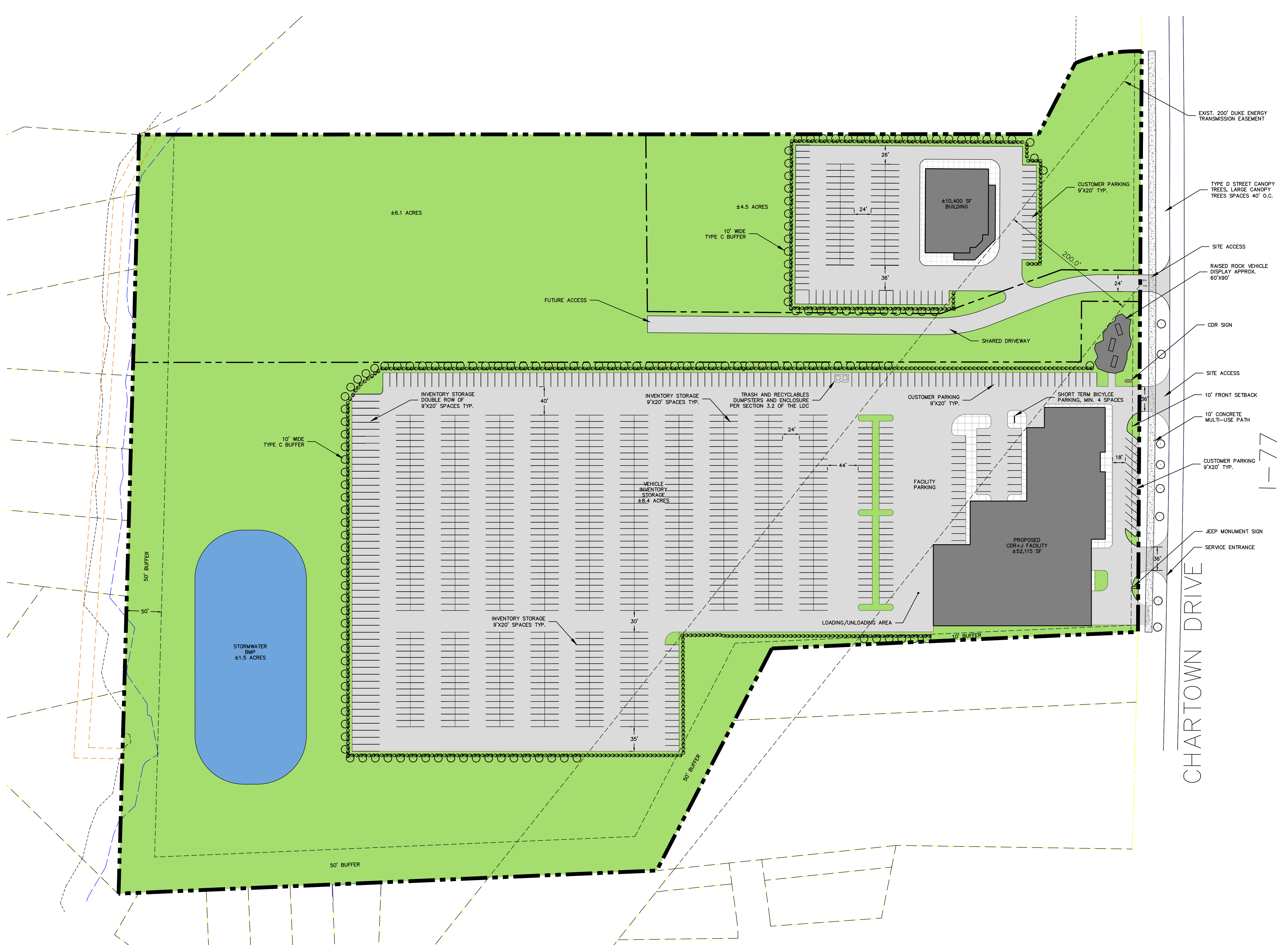
PARCEL SUMMARY:
TOTAL SITE ACREAGE: 31± AC

DEVELOPMENT SUMMARY:
JURISDICTION: TOWN OF CORNELIUS
CURRENT ZONING: RURAL PRESERVATION
PROPOSED ZONING: CONDITIONAL ZONING
CURRENT LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL

LIGHTING:
ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 7.5 OF THE LAND DEVELOPMENT CODE. FULL CUTOFF FIXTURES MUST BE USED FOR EXTERIOR PARKING LOT LIGHTING AND A PHOTOMETRIC LIGHTING PLAN MUST BE SUBMITTED WITH THE CONSTRUCTION DRAWINGS.

LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------------|
| | PROPOSED PAVEMENT |
| | PROPOSED SIDEWALK/PLAZA |
| | PROPOSED BUILDING |



CHARTWELL DRIVE

1-77

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.