

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	161.93	816.00	S62°09'44"W	161.67
C2	38.78	816.00	S69°12'32"W	38.78
C3	37.57	38.00	N35°35'33"W	36.06
C4	149.31	572.00	N00°12'26"E	148.88

PROPERTY OWNER: CUTHBERTSON RD I LLC
C/O ASTON PROPERTIES INC.
610 E MOREHEAD STREET, SUITE 100
CHARLOTTE, NC 28202
704-366-7337

TOTAL SITE AREA: 1.062 ACRES (+46,264 SF)

PARCEL IDS: 06162022F

JURISDICTION: TOWN OF WAXHAW

CURRENT ZONING: CU-C3

PROPOSED USE: AUTOMOBILE REPAIR SHOP

EXISTING USE: VACANT

PARKING CALCULATIONS

REQUIRED OFF-STREET PARKING:	7
MOTOR VEHICLE SALES AND SERVICE:	0
-2.7 PER 1000 SF GFA INTERIOR SALES AREA:	0
-1.5 PER 1000 SF GFA INTERIOR OR STORAGE/DISPLAY AREA:	1
(APPROXIMATELY 562 SF OFFICE/WAITING/STORAGE)	
-2 PER SERVICE BAY:	6

PROPOSED OFF-STREET PARKING: 9

REQUIRED H.C. ACCESSIBLE SPACES:	1
PROVIDED HANDICAP ACCESSIBLE SPACES:	1
H.C. VAN ACCESSIBLE SPACES:	1

REQUIRED BICYCLE PARKING:	1
PROVIDED BICYCLE PARKING:	1

MINIMUM FRONT SETBACK: 40'

MINIMUM SIDE YARD: 10'

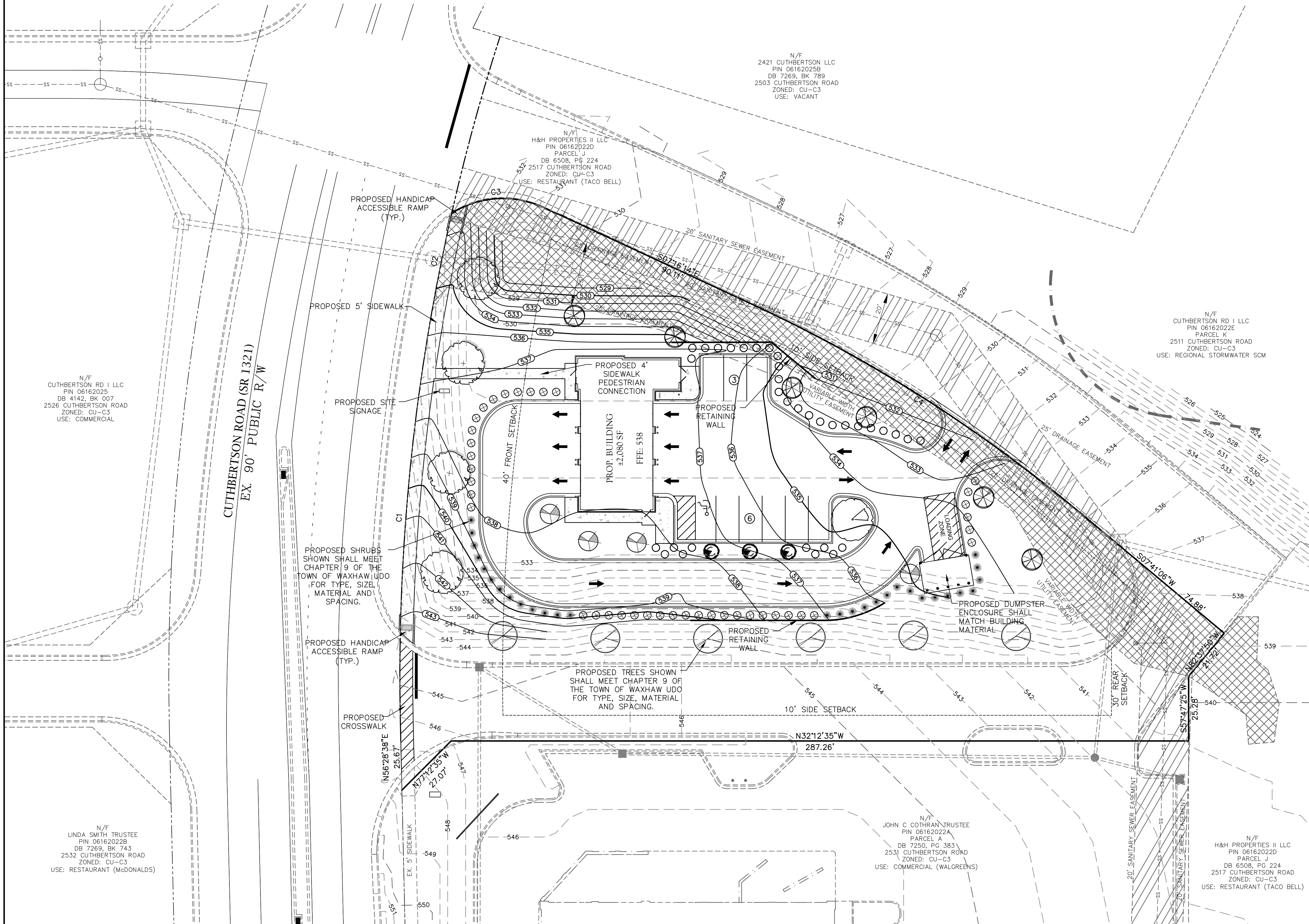
MINIMUM REAR YARD: 30'

STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT AND IMPERVIOUS COVERAGE FOR PARCEL "L" IS INCLUDED IN THE UNDERLYING STORMWATER MANAGEMENT PLAN FOR SHOPPES AT HOWARD'S MILL REGIONAL WATER QUALITY/RETENTION POND WHICH IS LOCATED ON PARCEL K (PIN 06162022E).

THIS PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 3710447400J, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2008. ZONE "X" IS IDENTIFIED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE 1% ANNUAL CHANCE FLOODPLAIN."

VEHICULAR ACCESS:
TYPICAL FULLY OPERATIONAL STORE CONSISTS OF APPROXIMATELY 35 CUSTOMER CARS PER DAY.

DEVELOPMENT SUMMARY



VALVOLINE INSTANT OIL CHANGE SHOPPES AT HOWARD'S MILL (PARCEL L)
2525 CUTHBERTSON ROAD
WAXHAW, NC 28173

APPLICANT/DEVELOPER:
QUALITY AUTOMOTIVE SERVICES, INC.
8000 TOWER POINT DRIVE
CHARLOTTE, NC 28227
704-226-1900

SCHEMATIC SITE PLAN

REVISIONS

CAD FILE:	19-024 SKETCH.DWG
PROJECT NO.:	19-024
DESIGNED BY:	JDM
DATE:	JUNE 17, 2019

