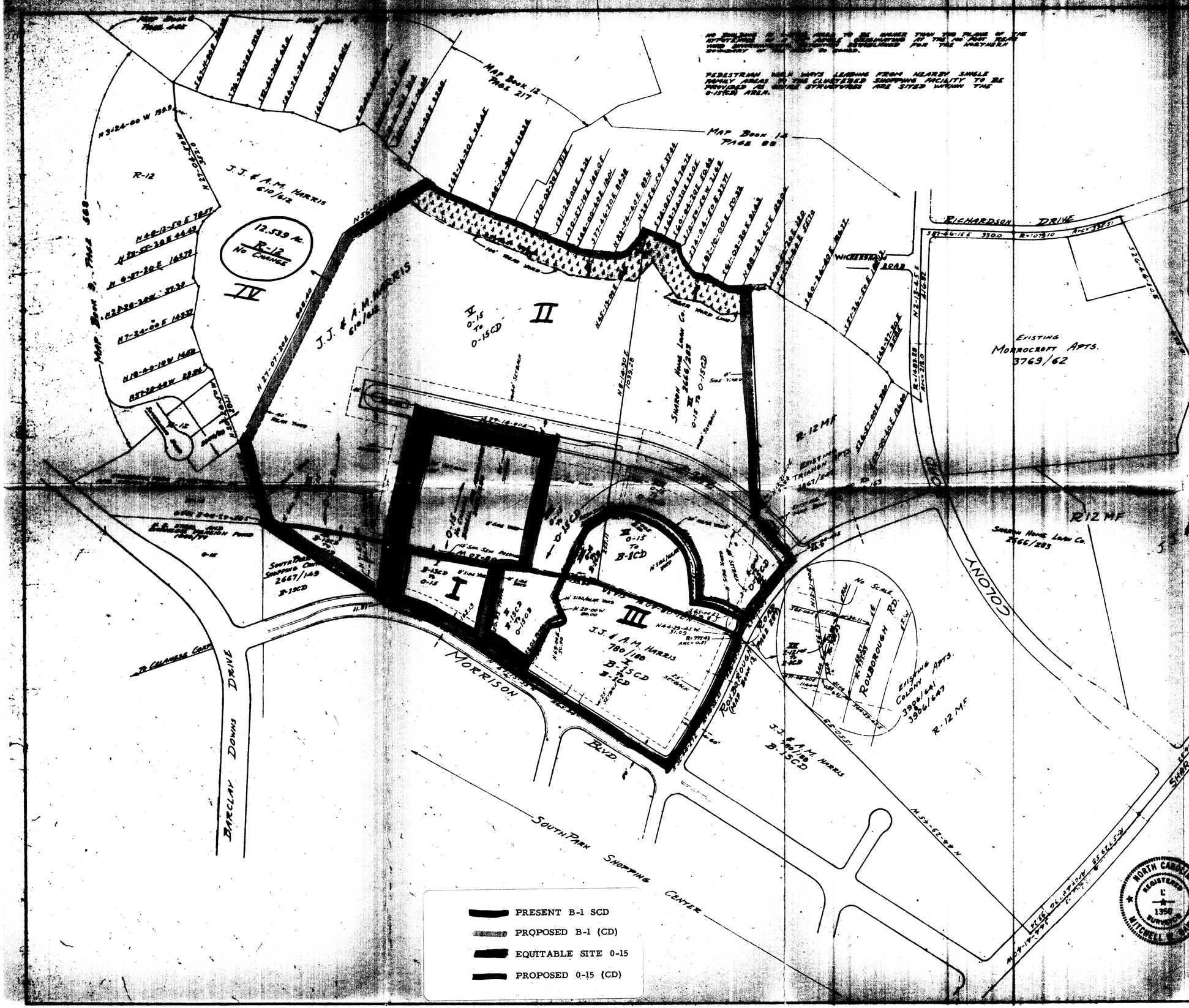


NO BUILDING IN THIS AREA TO BE HIGHER THAN THE PLANE OF THE HORIZONTAL BEARING EXTENDED ACROSS THE NORTHERN BOUNDARY OF THE AREA SO MARKED.

PEDESTRIAN WALK WAYS LEADING FROM NEARBY SINGLE FAMILY AREAS TO THE CLUSTERED SHOPPING FACILITY TO BE PROVIDED AS WELL AS STRUCTURES ARE SITED WITHIN THE 0-15(CD) AREA.

PROPERTIES OF DIXSELL ASSOCIATES; SHARON HOME LOAN CO. AND J. J. & A. M. HARRIS

IMPROVEMENTS PLANNED

	LOCATION	PRES. ZONING	NEW ZONING	OWNER	LAND USAGE
[illegible]	[illegible] BOULEVARD [illegible]	B-15CD	0-15	DIXSELL ASSOC.	OFFICE OCCUPANCY
[illegible]	[illegible] BOULEVARD	B-15CD	0-15CD	HARRIS	" "
[illegible]	[illegible] BOULEVARD (PROPOSED)	B-15CD	0-15CD	"	" "
[illegible]	[illegible] RAMFORD RD.	0-15	0-15CD	"	" "
[illegible]	[illegible] PLANNED 100' ST.	0-15	0-15CD	"	" "
[illegible]	[illegible] " " "	0-15	0-15CD	SHL CO.	" "
[illegible]	[illegible] " " "	0-15	0-15CD	" "	" "
[illegible]	[illegible] " " "	0-15	0-15CD	HARRIS	" "
[illegible]	[illegible] BOROUGH AT RAMFORD	R-12MF	0-15CD	SHL CO.	" "

ALL BUILDINGS TO BE LOCATED WITHIN FRONT SETBACK, SIDE AND REAR YARD LIMITATIONS, AS SHOWN FOR SECTION 20-38 AND SECTION 20-13 OF ZONING ORDINANCE. NO BUILDINGS OR PARKING FACILITIES TO BE LOCATED WITHIN 20 FOOT REAR YARD SHOWN ALONG EXTREMELY PORTION OF 0-15CD AREAS

GROSS AREA OF OFFICE SPACE WITHIN 0-15CD AREAS SHL NOT EXCEED 732,000 SQUARE FEET.

	LOCATION	PRES. ZONING	NEW ZONING	OWNER	LAND USAGE
[illegible]	[illegible] BOULEVARD [illegible] BLVD	B-15CD	B-1CD	HARRIS	RETAIL STORES, SHOPS AND OFFICE USE THIS LOCATION SHOWN ON 1"=20' USE PLAN ATTACHED
[illegible]	[illegible] PROPERTY NORTHERLY OF HARRIS LAND	0-15	B-1CD	SHL CO.	
[illegible]	[illegible] PROPERTY NORTHERLY OF HARRIS LAND	R-12MF	B-1CD	" "	
[illegible]	[illegible] SEWER EASEMENT	0-15	B-1CD	HARRIS	

SCHEMATIC USE PLAN FOR A PORTION OF MORROCROFT FARMS CHARLOTTE, N.C.

Scale: 1" = 200' October 1965

Harry P. Davis, Registered. Surveyor

REVISED FEBRUARY 18, 1977, BY MITCHELL W. DAVIS, N.C.R.L.S. No. L1350

APR 15 [illegible]

NORTH CAROLINA REGISTERED L 1350 SURVEYOR MITCHELL W. DAVIS

S-107X

PROPERTIES OF BISSELL ASSOCIATES; SHARON HOME LOAN CO. AND J. J. & A. M. HARRIS

IMPROVEMENTS PLANNED

NO	LOCATION	PRES. ZONING	NEW ZONING	OWNER	LAND USAGE	
I	NEC MORRISON BLVD. & REXFORD RD.	B-15CD	O-15	BISSELL & ASSOC.	OFFICE	OCCUPANCY
II	N/S MORRISON BLVD	B-15CD	O-15CD	HARRIS	"	"
III	NWC MORRISON & REXFORD	B-15CD	O-15CD	"	"	"
IV	W/S REXFORD RD.	O-15	O-15CD	"	"	"
V	N/S PLANNED 100' ST.	O-15	O-15CD	"	"	"
VI	N/S " " "	O-15	O-15CD	SHL CO.	"	"
VII	S/S " " "	O-15	O-15CD	" "	"	"
VIII	S/S " " "	O-15	O-15CD	HARRIS	"	"
IX	W/S ROXBOROUGH AT REXFORD	R-12MF	O-15CD	SHL CO.	"	"

ALL BUILDINGS TO BE LOCATED WITHIN FRONT SETBACK, SIDE AND REAR YARD LIMITATIONS, AS SHOWN PER SECTION 23-47 AND SECTION 23-25 OF ZONING ORDINANCE. NO BUILDINGS OR PARKING FACILITIES TO BE LOCATED WITHIN 100 FOOT REAR YARD SHOWN ALONG NORTHERLY PORTION OF O-15CD AREAS

GROSS AREA OF OFFICE SPACE WITHIN O-15CD AREAS WILL NOT EXCEED 600,000 SQUARE FEET.

600,000 SQ. FT

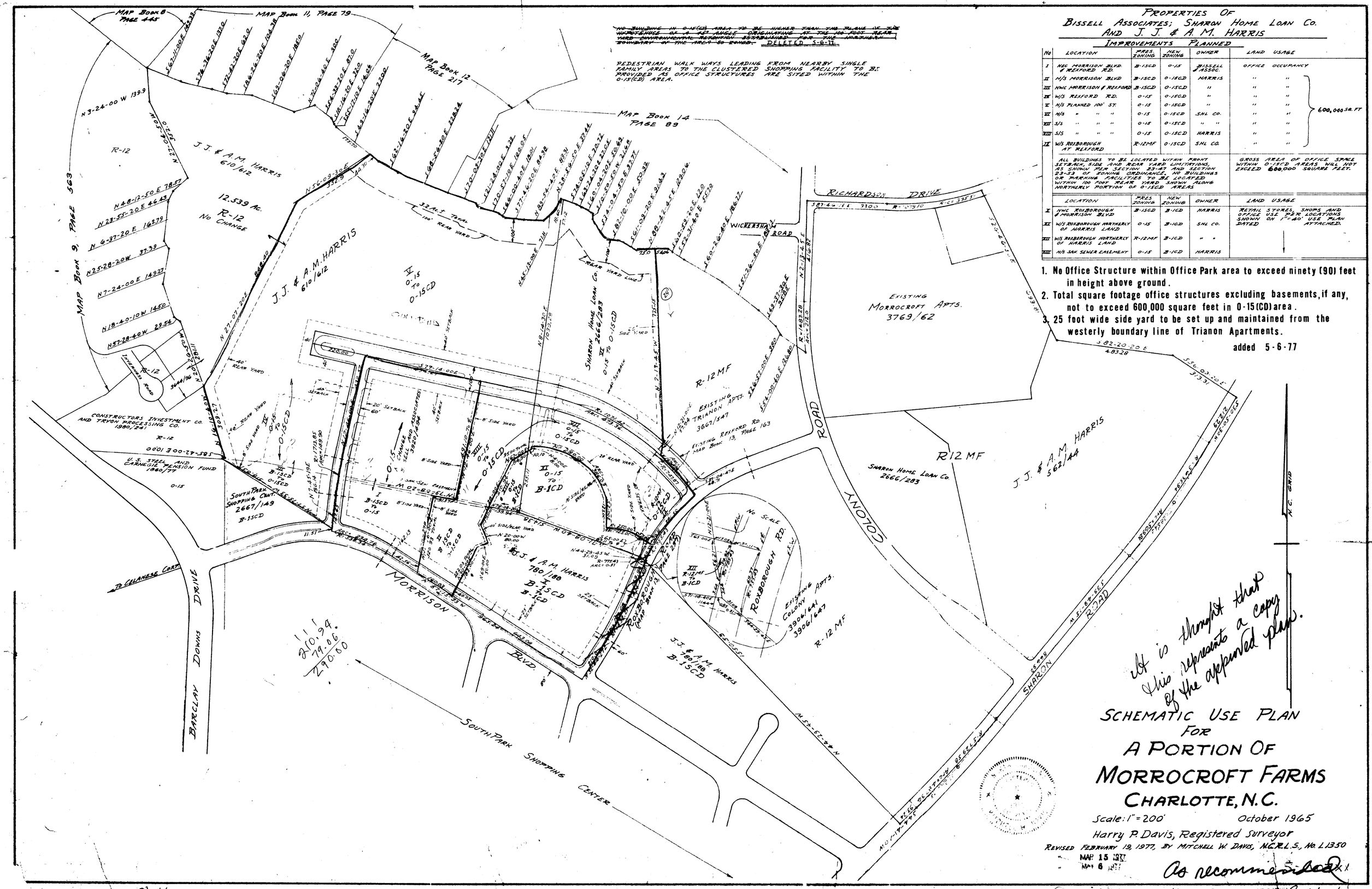
	LOCATION	PRES. ZONING	NEW ZONING	OWNER	LAND USAGE
X	NWC ROXBOROUGH & MORRISON BLVD	B-15CD	B-1CD	HARRIS	RETAIL STORES, SHOPS AND OFFICE USE PER LOCATIONS SHOWN ON 1"=40' USE PLAN DATED
XI	W/S ROXBOROUGH NORTHERLY OF HARRIS LAND	O-15	B-1CD	SHL CO.	
XII	W/S ROXBOROUGH NORTHERLY OF HARRIS LAND	R-12MF	B-1CD	" "	
XIII	N/S SAN. SEWER EASEMENT	O-15	B-1CD	HARRIS	

1. No Office Structure within Office Park area to exceed ninety (90) feet in height above ground.
2. Total square footage office structures excluding basements, if any, not to exceed 600,000 square feet in O-15(CD) area.
3. 25 foot wide side yard to be set up and maintained from the westerly boundary line of Trianon Apartments.

added 5-6-77

~~NO BUILDING IN O-15(CD) AREA TO BE HIGHER THAN THE PLANE OF AN INTERSEUCE OF A 45° ANGLE ORIGINATING AT THE 100 FOOT REAR YARD DIMENSIONAL RESTRICTION ESTABLISHED FOR THE NORTHERN BOUNDARY OF THE TRACT SO BOUNDED.~~ DELETED 5-6-77.

PEDESTRIAN WALK WAYS LEADING FROM NEARBY SINGLE FAMILY AREAS TO THE CLUSTERED SHOPPING FACILITY TO BE PROVIDED AS OFFICE STRUCTURES ARE SITED WITHIN THE O-15(CD) AREA.



It is thought that this represents a copy of the approved plan.

SCHEMATIC USE PLAN FOR A PORTION OF MORROCROFT FARMS CHARLOTTE, N.C.

Scale: 1" = 200' October 1965

Harry P. Davis, Registered Surveyor

REVISED FEBRUARY 19, 1977, BY MITCHELL W. DAVIS, N.C.R.L.S., No. L1350

MAR 15 1977

MAY 6 1977

As recommended

Received May 13, 1977 As approved 6/27/77 for O-15(CD) area

01-LL