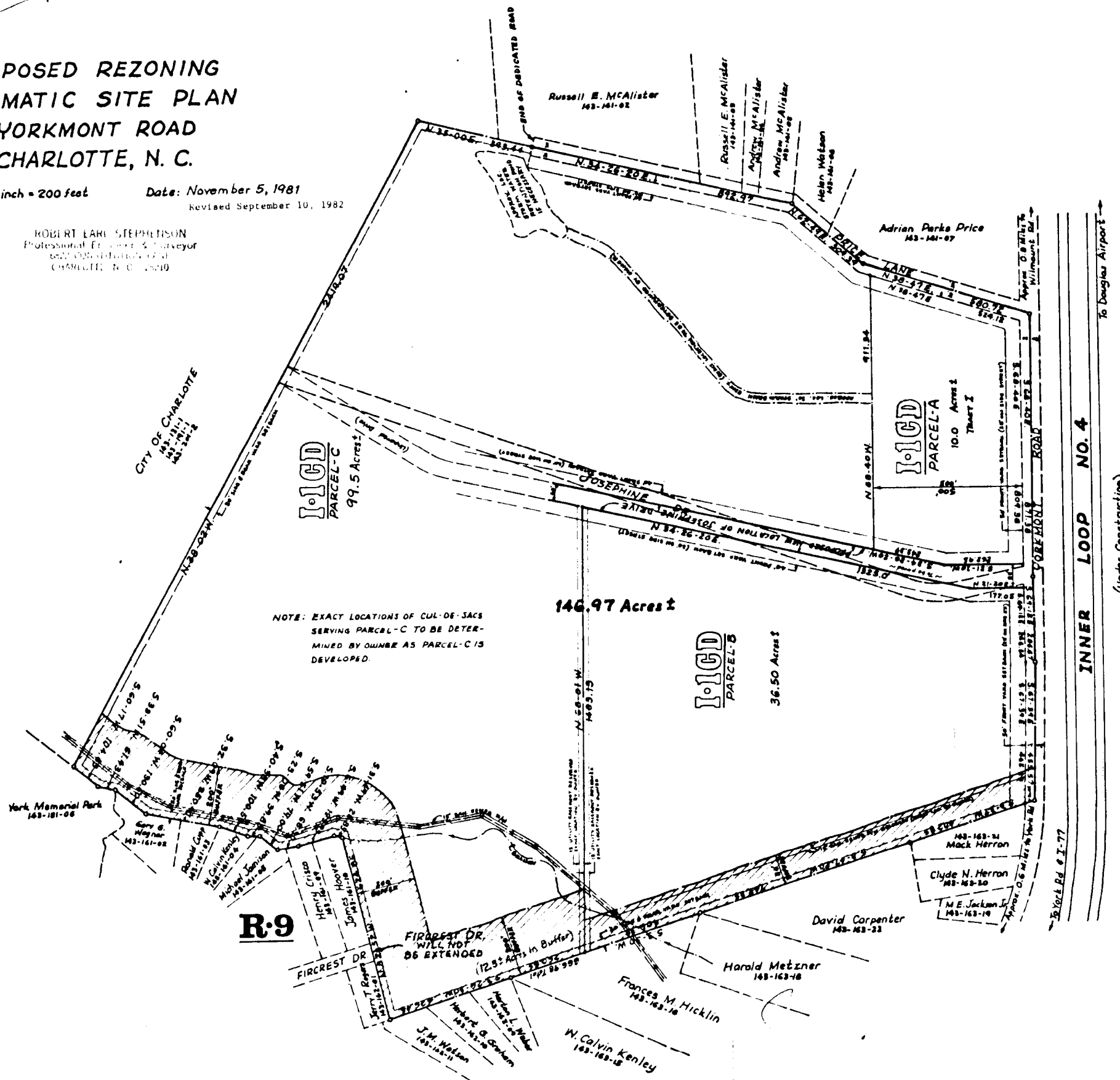


PROPOSED REZONING SCHEMATIC SITE PLAN YORKMONT ROAD CHARLOTTE, N. C.

Scale: 1 inch = 200 feet Date: November 5, 1981
Revised September 10, 1982

ROBERT EARL STEPHENSON
Professional Engineer & Surveyor
6872 CONSTITUTION LANE
CHARLOTTE, N. C. 28210



NOTE: EXACT LOCATIONS OF CUL-DE-SACS SERVING PARCEL-C TO BE DETERMINED BY OWNER AS PARCEL-C IS DEVELOPED.

NOTE: Drawn for rezoning purposes from public records. No survey made this date. All courses, distances and areas subject to change when surveyed.

NOTE: Buffer zone to be maintained. All utilities and easements to be permitted in Buffer zone. Area figures based on scale measurements. Subject to field survey.

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Professional Engineer & Surveyor
6872 CONSTITUTION LANE
CHARLOTTE, N. C. 28210

RALPH F. HOWEY
5150 FAIRVIEW RD., CHARLOTTE, N.C.
28210

General Site Data:

Parcel A	10.0 Acres, ±
Parcel B	36.5 Acres, ±
Parcel C	99.5 Acres, ±
Total Acreage	146.0 Acres, ±
Street Rights of Way	8.0 Acres, ±
Buffer Area (easterly margin)	12.5 Acres, ±
Areas within which improvements will be located:	
Parcel A	10.0 Acres, ±
Parcel B	33.5 Acres, ±
Parcel C	82.0 Acres, ±
Total	125.5 Acres, ±

(NOTE: AREA FIGURES BASED ON PLANIMETER MEASUREMENTS THUS, SUBJECT TO VERIFICATION FROM SURVEY CALCULATIONS.)

Zoning:

Existing:	R-9
Proposed:	
Parcel A:	Light I-1(CD)
Parcel B:	Light I-1(CD)
Parcel C:	Light I-1(CD)

Permissible Uses for Each Parcel:
Subject only to the limitations imposed hereinbelow upon the development of each Parcel, any use permitted in an I-1 Zoning District established under the Mecklenburg County Zoning Ordinance as of November 4, 1981. Each such use shall be subject to the development standards and requirements applicable to the I-1 Zoning District and, in addition, to all restrictions, limitations and conditions imposed by this Schematic Site Plan on the Parcel.

Limitations imposed upon Development of Each Parcel:

- Parcel A**
- Maximum Allowable Gross Floor Area - 150,000 square feet (an average of 15,000 square feet per acre).
- Parcel B**
- Maximum Allowable Gross Floor Area - 440,000 square feet (an average of 12,000 square feet per acre).
 - No more than 120,000 square feet of the Maximum Allowable Gross Floor Area may be devoted to general office use. Space used primarily for purposes of research and development, warehousing of inventory, training and instruction of individuals who are not employed by the occupant, showrooms for machinery and equipment and laboratories shall not be deemed to be devoted to general office use for purposes of the preceding sentence.
- Parcel C**
- Maximum Allowable Gross Floor Area - 830,000 square feet (an average of 8,342 square feet per acre).
 - No more than 415,000 square feet of the Maximum Allowable Gross Floor Area may be devoted to general office use. Space used primarily for purposes of research and development, warehousing of inventory, training and instruction of individuals who are not employed by the occupant, showrooms for machinery and equipment and laboratories shall not be deemed to be devoted to general office use for purposes of the preceding sentence.

GENERAL RESTRICTIONS APPLICABLE TO EACH OF THE THREE PARCELS:

- No pre-engineered metal buildings may be constructed on any Parcel.
- Exposed concrete block exteriors are not permitted on any Building.
- Outside storage is not permitted.
- Loading docks may not face Yorkmont Road.
- All plumbing, heating and air conditioning equipment and all trash receptacles, whether located on roofs or elsewhere on the Parcel, must be adequately screened.

Additional Restrictions Applicable to Certain Parcels:

Parcels B and C.
No building or parking facility may be constructed within the 80-foot and 200-foot Buffer Areas established along the easterly margins of Parcels B and C. The Owner of each Parcel reserves however, the right to use all or any part of the Buffer Area imposed on the Parcel for utility, drainage, soil erosion control and screening purposes.

Parcel C. Fircrest Drive may not be connected with Parcel C.

Proposed Rezoning Schematic Site Plan:

Owners:
Ernest L. Briggs
and
Melvin Webb

Approved by
[Signature]
County Com. 11/15/82

1982-30(C)

Revised - See 84-37(C) Howe