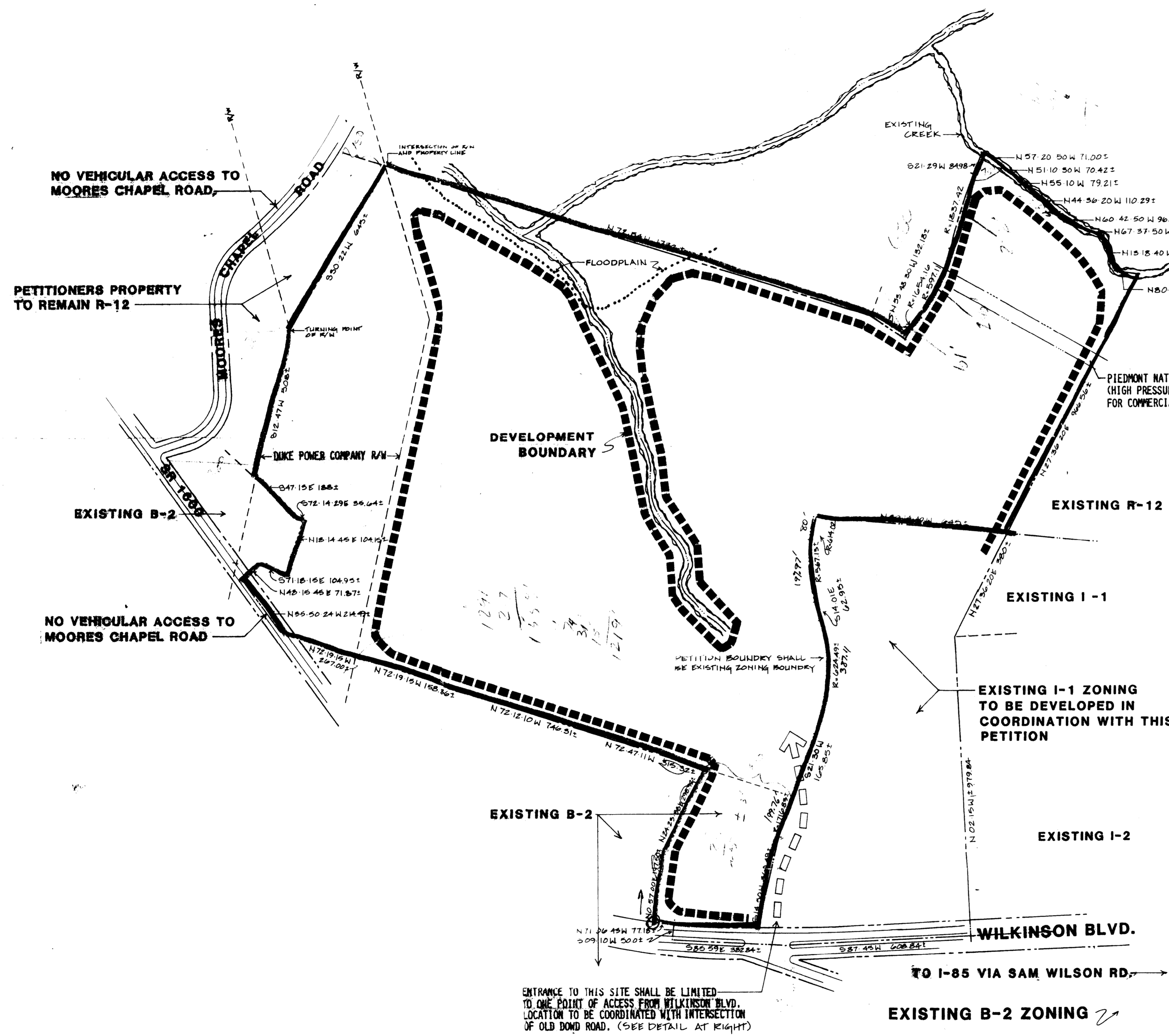


**SITE DATA**

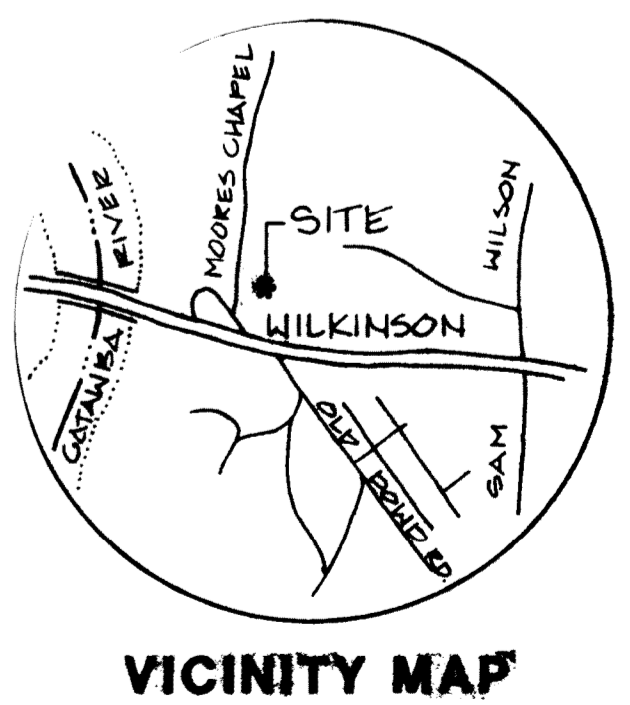
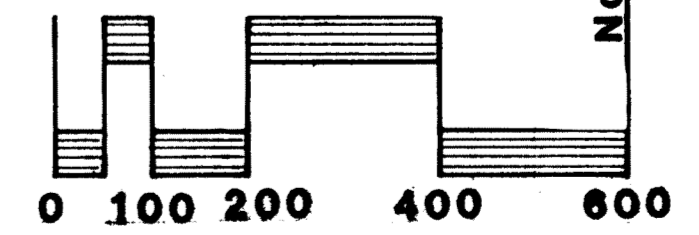
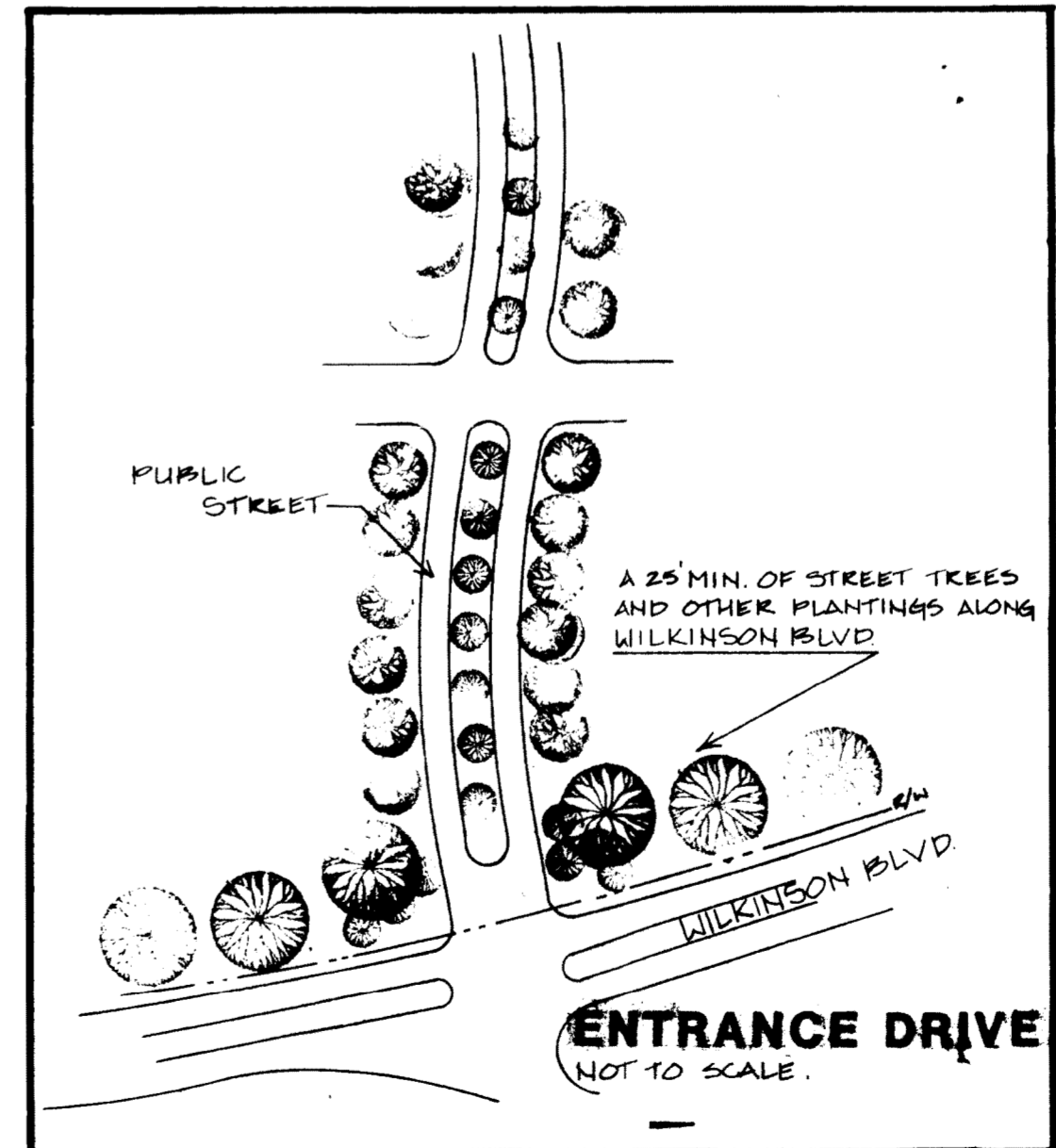
AREA WITHIN PETITION 86± Ac.  
 EXISTING ZONING R-12 and B-2  
 PROPOSED ZONING I-1(CD)  
 MAXIMUM BLDG. AREA 875,000 S.F. (MAX. 23.3% SITE COVERAGE)

**NOTES**

- ACCESS TO PROPERTY IS ONLY FROM A POINT ON WILKINSON BLVD.
- SUBJECT TO THE APPROVAL OF DUKE POWER CO., SOME PARKING MAY BE PERMITTED IN DUKE POWER R/W, HOWEVER, NO SUCH PARKING SHALL BE ALLOWED WITHIN 75' OF ANY RESIDENTIAL ZONING. ENTRANCE DRIVE INTO THIS PROPERTY SHALL BE DESIGNED TO PROVIDE AN ATTRACTIVE ENTRANCE TO THE PROJECT, AND TO ENHANCE THE STREETScape OF WILKINSON BLVD. ENTRANCE AT WILKINSON BLVD. SHALL BE HEAVILY LANDSCAPED, AND MAY INCLUDE AN IDENTIFICATION SIGNS FOR THIS PLANNED PARK DEVELOPMENT.
- DEVELOPMENT AREA SETBACKS SHALL BE A MINIMUM OF 50', IF ADJACENT TO RESIDENTIAL ZONING AND AS REQUIRED BY ZONING ORDINANCE ELSEWHERE.
- ENTRANCE AND IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ORDINANCE REGULATIONS. NO ADVERTISING SIGNS SHALL BE ALLOWED.
- TO PROTECT RESIDENTIAL AREA SCREENING SHALL PROVIDE EFFECTIVE VISUAL SEPARATION FROM SERVICE, STORAGE, PARKING OR LOADING AREA. THIS SCREENING WILL BE ACCOMPLISHED BY THE USE OF GRADING, PLANTING (RETAINED OR NEW), WALLS, FENCES OR A COMBINATION OF THESE METHODS.
- TO INSURE THE QUALITY OF DESIGN FOR THIS PLANNED PARK, SEPARATE COVENANT RESTRICTION WILL BE ESTABLISHED TO GOVERN DEVELOPMENT.
- SURVEY INFORMATION FROM A SURVEY BY THOMAS E. MONTGOMERY, DATED SEPT. 20, 1983
- USES PERMITTED:  
 ALL USES ALLOWED IN RE-2 AND B-D DISTRICTS; RETAIL SALES AND SERVICES, WHOLESALE, DISTRIBUTION AND WAREHOUSE USES AS ALLOWED IN I-1 DISTRICT; LIGHT MANUFACTURING AS ALLOWED IN I-1 DISTRICT.



**SITE PLAN**  
1" = 200'



*Approved by City Council  
10/11/84*

Project Manager
Drawn By <b>KAW</b>
Checked By
Date <b>7-12-84</b>
Project Number <b>84069</b>

Revisions

**DPR ASSOCIATES**  
 Landscape Architects  
 Design • Planning • Research  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

**PROPOSED REZONING**  
**PETITION #83-31** 83-32(c)  
 FOR: BOYD AND LAUREL MAXINE FALLS

Scale <b>AS NOTED</b>
Sheet Number
Of Total