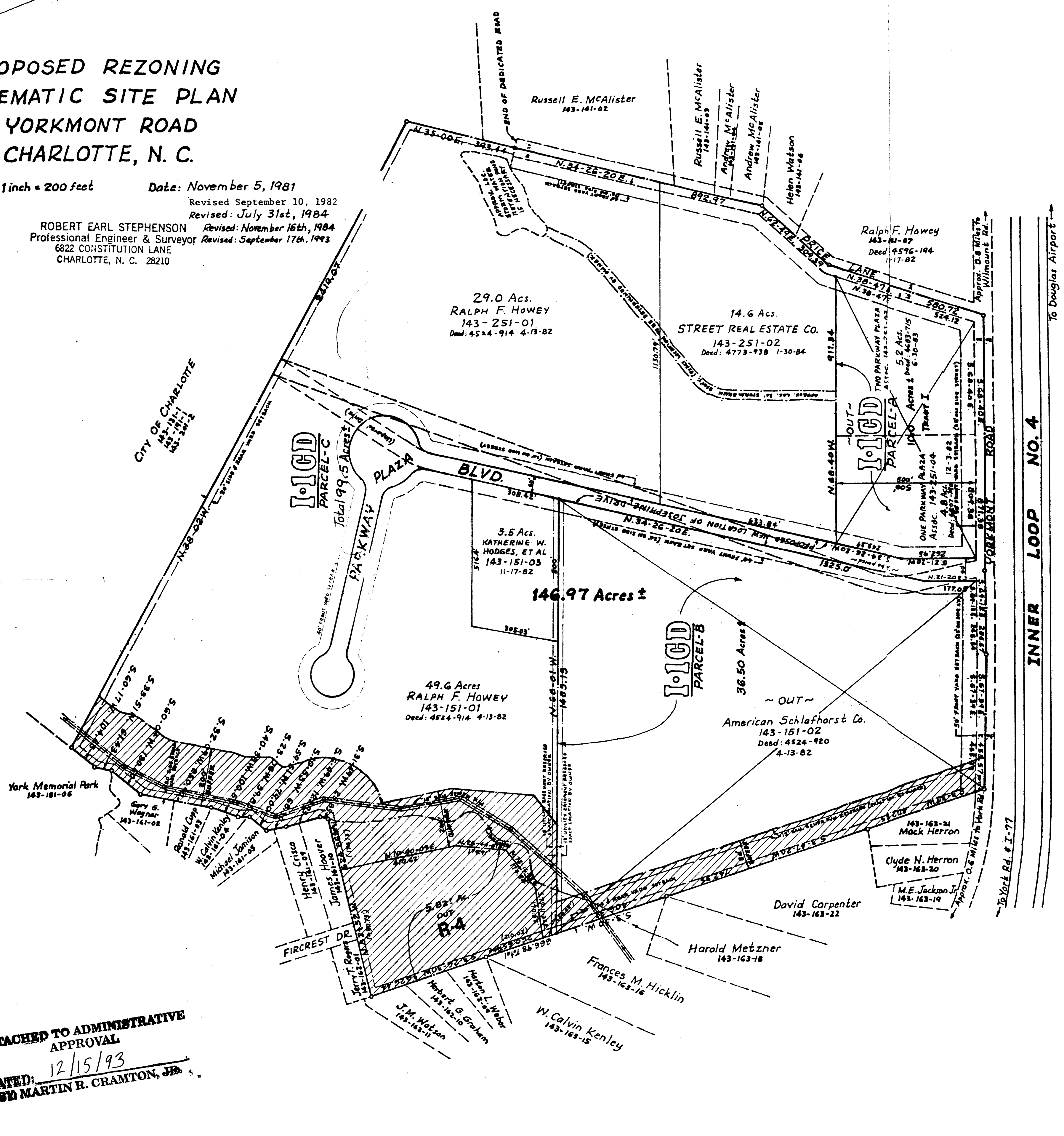


PROPOSED REZONING SCHEMATIC SITE PLAN YORKMONT ROAD CHARLOTTE, N. C.

Scale: 1 inch = 200 feet Date: November 5, 1981
Revised September 10, 1982
Revised: July 31st, 1984
Revised: November 16th, 1984
Revised: September 17th, 1993

ROBERT EARL STEPHENSON
Professional Engineer & Surveyor
6822 CONSTITUTION LANE
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 use, 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 - 1,200,000 square feet (an average of 12,000 square feet per acre).
 - No more than 1,000,000 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.
 - Development of this parcel shall occur over a minimum of six (6) years beginning with 1984. Construction shall not exceed a total of 240,000 square feet per year for the first two years of which not more than 200,000 square feet shall consist of office use. For the third through sixth years construction shall not exceed a total of 180,000 square feet per year of which not more than 150,000 square feet shall consist of office use. This allowed square footage shall be cumulative from year to year with any unused allowance carrying over to the next year. If a bond issue for the extension of Tyvola Road is approved, this construction shall revert to a five year period with a maximum of 240,000 square feet per year of which not more than 200,000 square feet shall consist of office use.

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 part of the Buffer Areas imposed on the Parcel for utility, drainage, noise erosion control and screening purposes.
- Parcel C:** Fircrest Drive may not be connected with Parcel C.

Proposed Rezoning Schematic Site Plan:
Owners: Ralph F. Howey, Street Real Estate Co.
Katherine Hodges & et. al.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 12/15/93
BY: MARTIN R. CRAMTON, JR.

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.

ROBERT EARL STEPHENSON
Professional Engineer & Surveyor
6822 CONSTITUTION LANE
CHARLOTTE, N. C. 28210

RALPH F. HOWEY
5950 FAIRVIEW RD., CHARLOTTE, N.C.
28210

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: December 15, 1993
TO: Robert Brandon
Zoning Administrator
FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 84-34(o), Ralph F. Howey
Tax Parcel Numbers: 143-151-01/p/o and 143-141-01/p/o
Attached is a revised site plan for the subject rezoning petition. The plan has been revised to relocate the buffers along a portion of the property that was rezoned from I-1(CD) to R-4 earlier this year. Due to this zoning change, the buffer should be shifted to separate the newly zoned residential property from I-1(CD). The buffers in all other areas should remain the same. Since this request is minor in nature building permits.
MRC/mm