

OHM INVESTMENTS INC  
177 & CLANTON ROAD PROJECT  
CHARLOTTE, NC

J. Ben Montgomery / Architect  
post office box 18901  
charlotte north carolina

job no. 05EJ  
date 1-10-85  
revisions  
1 2-27-85  
2 3-7-85

APPROVED BY CITY COUNCIL  
DATE 3/16/85  
DRAWN JBM

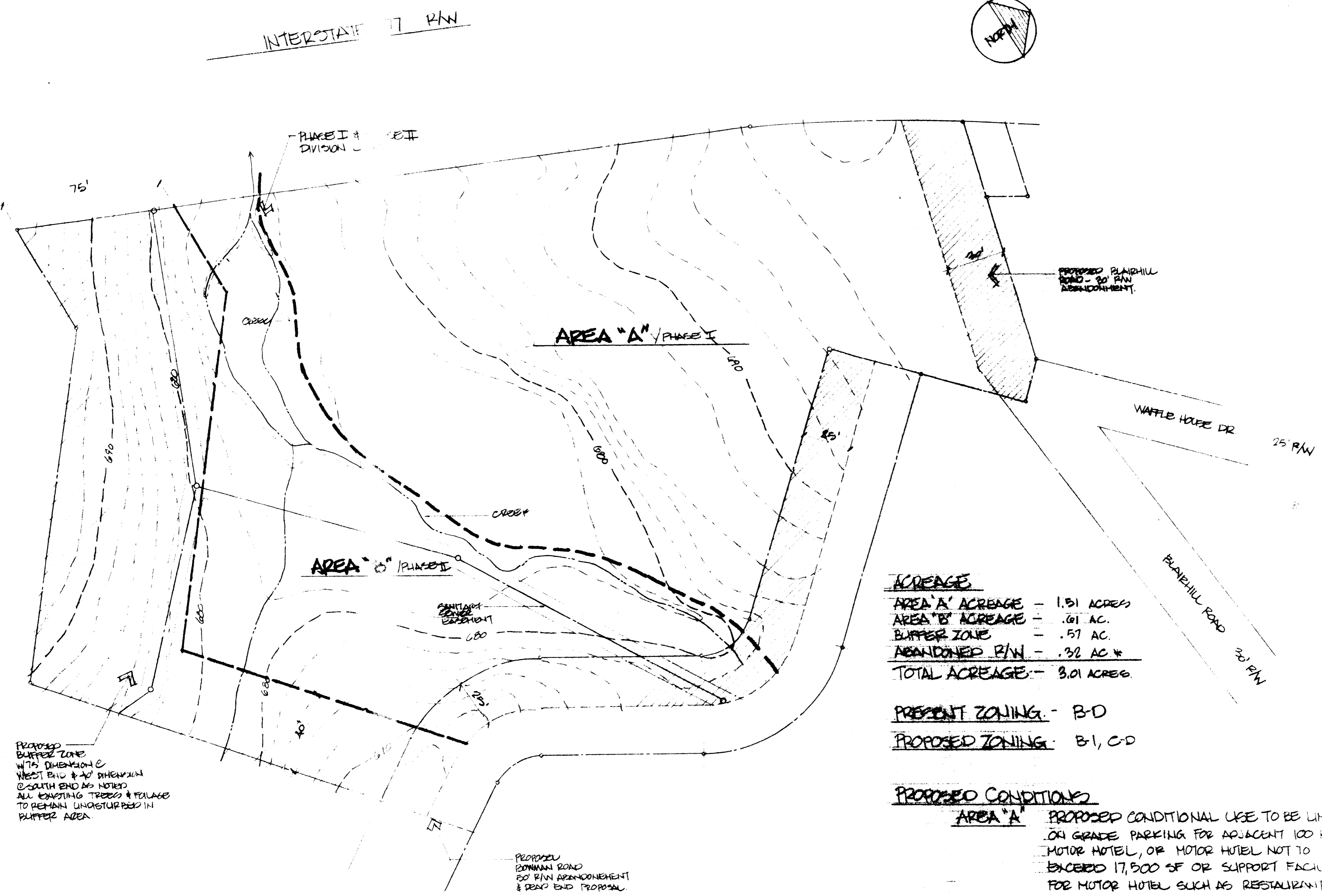
CONDITIONAL  
LAND USE  
PLAN  
of

### PROPERTY DESCRIPTION

BEGINNING at a point in the southerly margin of Bowman Road, said point being the northwesterly corner of Lot 21 as shown on a map of York Road Park, Section 2, recorded in Map Book 6, Page 63 of the Mecklenburg County Registry, and running thence from said point of beginning with the southerly margin of Bowman Road N. 32-54 W. 13.93 feet to a point; thence with the arc of a curve to the right having a radius of 75 feet, an arc distance of 82.16 feet to a point; thence N. 29-52 E. 83.84 feet; thence with the arc of a curve to the left, having a radius of 25 feet, an arc distance of 31.72 feet; thence N. 42-50 W. 143.64 feet to a point located at the westerly terminus of Bowman Road; thence N. 45-48 E. 110.15 feet to a point located in the center line of an unpaved 30 foot road known as Blairhill Road; thence with the center line of said Blairhill Road N. 72-45 W. 146.32 feet to a point; thence N. 69-50 W. 5 feet, more or less, to the southeasterly right-of-way line of Project #8.1654703 of North Carolina State Highway Commission, said Project being more fully described in that certain Civil Action known as *Summons Docket No. 64-638* in the office of the Clerk of Superior Court of Mecklenburg County, North Carolina, and running thence with said right-of-way line 480 feet, more or less, to the point of intersection of said right-of-way line with the northerly margin of Lot 11 in Block 4 as shown on a map of a portion of York Road Park, Section 2, recorded in Map Book 1580, at page 411, of the Mecklenburg County Registry; thence with the northerly margin of said Lot 11 N. 86-57-50 E. 60 feet, more or less, to a point located at the common corners of Lots 11 and 10 as shown on said map of York Road Park, Section 2; thence with the rear or northeasterly margin of Lot 10 as shown on said map, S. 51-46-40 E. 182.96 feet to a point; thence with the northerly margin of Lot 21 in Block 4 as shown on a map of York Road Park, Section 2, recorded in Map Book 6, page 63 of the Mecklenburg County Registry; N. 48-39 E. 189.28 feet to the point or place of BEGINNING, containing 2.69 acres, more or less, and being a portion of the property described as the Fourth Tract in that certain deed dated January 10, 1962, from Realty Investment and Building Company to the party of the first part herein, recorded in Book 2335, page 498, Mecklenburg Registry.

### NOTES:

- NO ACCESS FROM SUBJECT PROPERTY TO BOWMAN ROAD WILL BE REQUIRED
- PETITIONER WILL PETITION CITY COUNCIL FOR ABANDONMENT OF THE PORTIONS OF BLAIRHILL ROAD & BOWMAN ROAD SHOWN IN ACCORDANCE W/ N.C.G.S. #160A-299
- SET BACK SHALL BE 20 FEET FROM I-77, & 10 FEET FROM E. OF ABANDONED BOWMAN RD
- IT IS UNDERSTOOD THAT THIS CONDITIONAL PLAN IS TO BE USED IN CONJUNCTION W/ ADJACENT PROPERTY OF THE PETITIONER SO THAT PROPOSED 104 UNIT HOTEL CAN BE BUILT ON ADJACENT TRACT.
- WHEN AREA "A" IS DEVELOPED A CHAIN LINK TYPE FENCE WILL BE PLACED AROUND THE PARKING LOT  
WHEN AREA "B" IS DEVELOPED THE FIRST FENCE WILL BE REMOVED & A SIMILAR FENCE BE PLACED ON THE PROPERTY LINE ADJUTING RESIDENTIAL AREA. BUILDING PERMIT WILL NOT BE ISSUED UNTIL OHM INVESTMENTS INC SUBMIT TO THE APPROPRIATE CITY DEPARTMENT THE PETITION TO ABANDON BOWMAN ROAD.



**ACREAGE**  
 AREA "A" ACREAGE - 1.51 ACRES  
 AREA "B" ACREAGE - .61 AC.  
 BUFFER ZONE - .57 AC.  
 ABANDONED R/W - .32 AC \*  
 TOTAL ACREAGE - 3.01 ACRES.

**PRESENT ZONING:** - B-D  
**PROPOSED ZONING:** - B-1, C-D

**PROPOSED CONDITIONS**

**AREA "A"** - PROPOSED CONDITIONAL USE TO BE LIMITED TO 104 GRADE PARKING FOR ADJACENT 100 ROOM MOTOR HOTEL, OR MOTOR HOTEL NOT TO EXCEED 17,500 SF OR SUPPORT FACILITIES FOR MOTOR HOTEL SUCH AS RESTAURANT HEALTH CLUB, POOL, OFFICE, ADJACENT PARKING PLUS ANY REQUIRED SIGNAGE USED IN CONNECTION W/ ANY OF THE ABOVE

**AREA "B"** - LIMITED TO MOTOR HOTEL, OFFICES, RESTAURANT, OPEN SPACE, OR RELATED SUPPORT BUILDINGS FOR SAME, MOTOR HOTEL NOT TO EXCEED 15,000 SF. PLUS REQUIRED ON GRADE PARKING & ANY RELATED SIGNAGE USED IN CONNECTION W/ ANY OF THE ABOVE.

**SIGNAGE** - ALL SIGNS WILL CONFORM TO CITY/COUNTY ZONING ORDINANCE REQUIREMENTS.

### SITE PLAN

1" = 30'

E4-091