



APPROVED BY CITY COUNCIL
 DATE 9/21/87

GENERAL NOTES

- A. Boundary is shown on this sheet. For additional information refer to attached survey sheet.
- B. Adjoining property information is shown on the attached sheet.
- C. Existing easements, reservations, rights-of-way and yard requirements are shown on this sheet and comply with City of Charlotte Zoning Ordinance.
 Setbacks required: 20' front, 0' side, 20' rear adjoining residential.
 Setbacks provided: 20' front, 20' one side, 10' one side, 20' rear plus Railroad right-of-way.
- D. Proposed land use is for relocation of City divisions in building(s) not to exceed 82,000 S.F. as outlined on this plan.
- E. Traffic patterns shown on this plan shall include three driveway driveways with two-way circulation around the building(s). Parking shall comply with City of Charlotte Zoning Ordinance requirement of one space for each two employees on the shift of greatest employment as a minimum, and shall have additional parking as required for employees and City-owned vehicles.

- F. Screening shall comply with City of Charlotte Zoning Ordinance.
 1. Maintain existing vegetation in Duke Power right-of-way adjacent to Brookshire Freeway Ramp and supplement with evergreen vegetation.
 2. Maintain existing vegetation where possible in 20' strip adjacent to railroad right-of-way and supplement with evergreen vegetation.
 3. Maintain existing vegetation in 20' strip adjacent to Spratt Street between the railroad and Oliver Street.
- G. Structures shall be one story in height and shall be contained within limits shown on this plan; and shall not exceed an aggregate area of 82,000 SF.
- H. Phase One may include the entire project or as little as 40,000 SF. Completion of Phase One is scheduled for Spring 1989. Schedule for Phase Two has not been determined.
- I. This property is not in a regulatory flood plane as shown on the official Charlotte flood area map.
- J. Topography of existing conditions is shown on this plan. Proposed finish floor elevations is 748.0'. Grading and storm drainage shall comply with Charlotte Storm Drainage Design Manual, Charlotte Storm Water Impoundment Manual, and other applicable governmental regulations.
- K. Title and proposed use are listed on this sheet.
- L. Size of sheet is 24" x 36".

**SPRATT STREET FACILITY
 RELOCATION OF CITY DIVISIONS**

Special Transportation Service
 Electronics Systems Division
 Central Services Division
 Radio Division
 Materials Testing Lab
 Survey Division

CONDITIONAL SITE DEVELOPMENT PLAN

6-17-87

**CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION**
 INTER - OFFICE COMMUNICATION

DATE: June 15, 1995
 TO: Robert Brandon
 Zoning Administrator
 FROM: Martin R. Cramton, Jr.
 Planning Director
 SUBJECT: Administrative Approval for Petition No. 85-79 by City of Charlotte Tax Parcel # 078-454-03

Attached are a set of revised plans for the above mentioned rezoning petition. The plan has been revised to show a shift in the property lines between the two parcels. This shift was necessary to allow an expansion of the Metrolina food bank building. This shift is minor and is at the interior of the two properties. All required side yards will be measured from the new property line. It is also my understanding that this new building expansion will not exceed the square footage allowed by the approved plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.