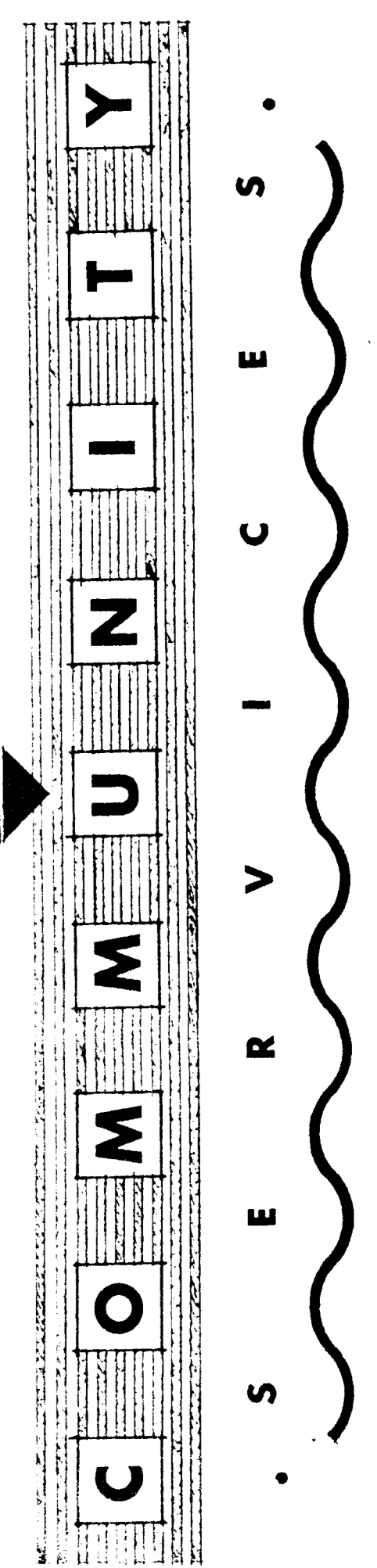
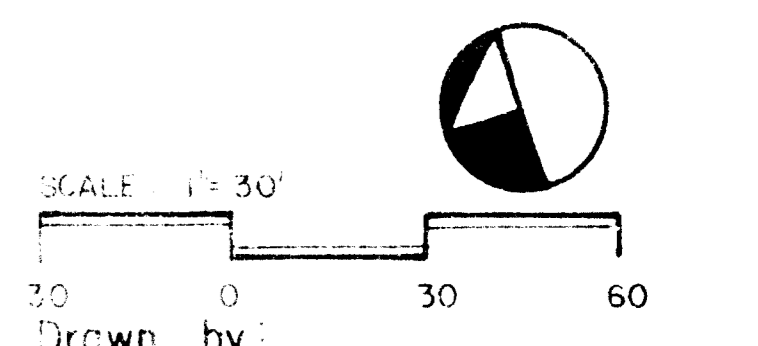


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 SIDEWALK & ADJACENT WALK  
 TO THE INTO EJECTOR LOCATION



HORIZONTAL CONTROL

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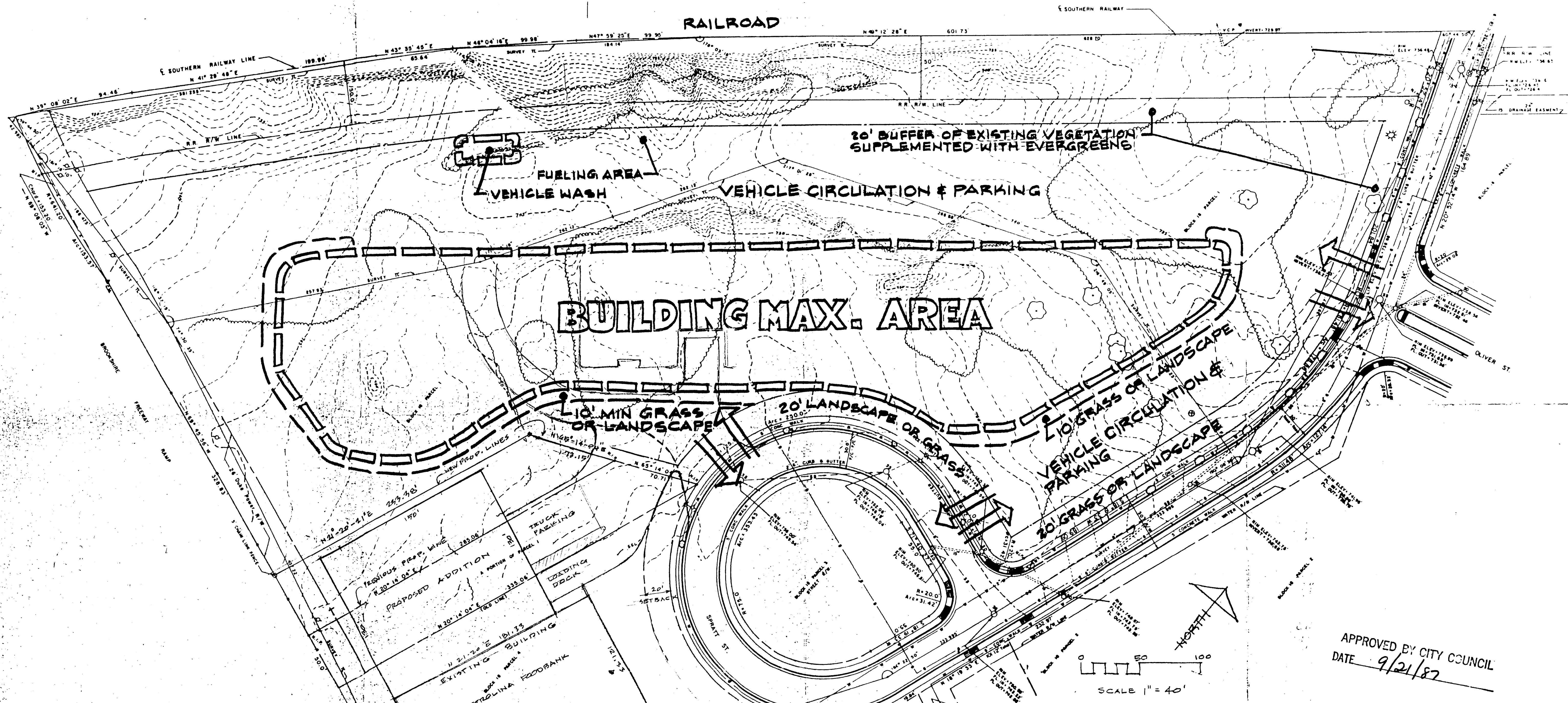
Date DEC. 1, 1986  
 1987 CONSTRUCTION #2 NOTES

*Administratively  
 Approved  
 3/15/87*

LOTTE-MECKLENBURG  
 PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION

DATE: March 18, 1987  
 TO: Dale Long, Zoning Administrator  
 FROM: Martin R. Cranton, Jr., Planning Director  
 SUBJECT: Administrative Site Plan Amendment Petition No. 85-79 Community Development

Please find attached a revised plan for the above referenced petition. The new site plan reflects 18,000 sq. ft. for Building "B", and 35,000 sq. ft. for Building "A", for a total of 53,000 sq. ft. This is less square footage than the figure originally approved (66,000 sq. ft.). Pursuant to my authority as outlined in the Zoning Ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.  
 MRCJr.:DLS:cb  
 attachment



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

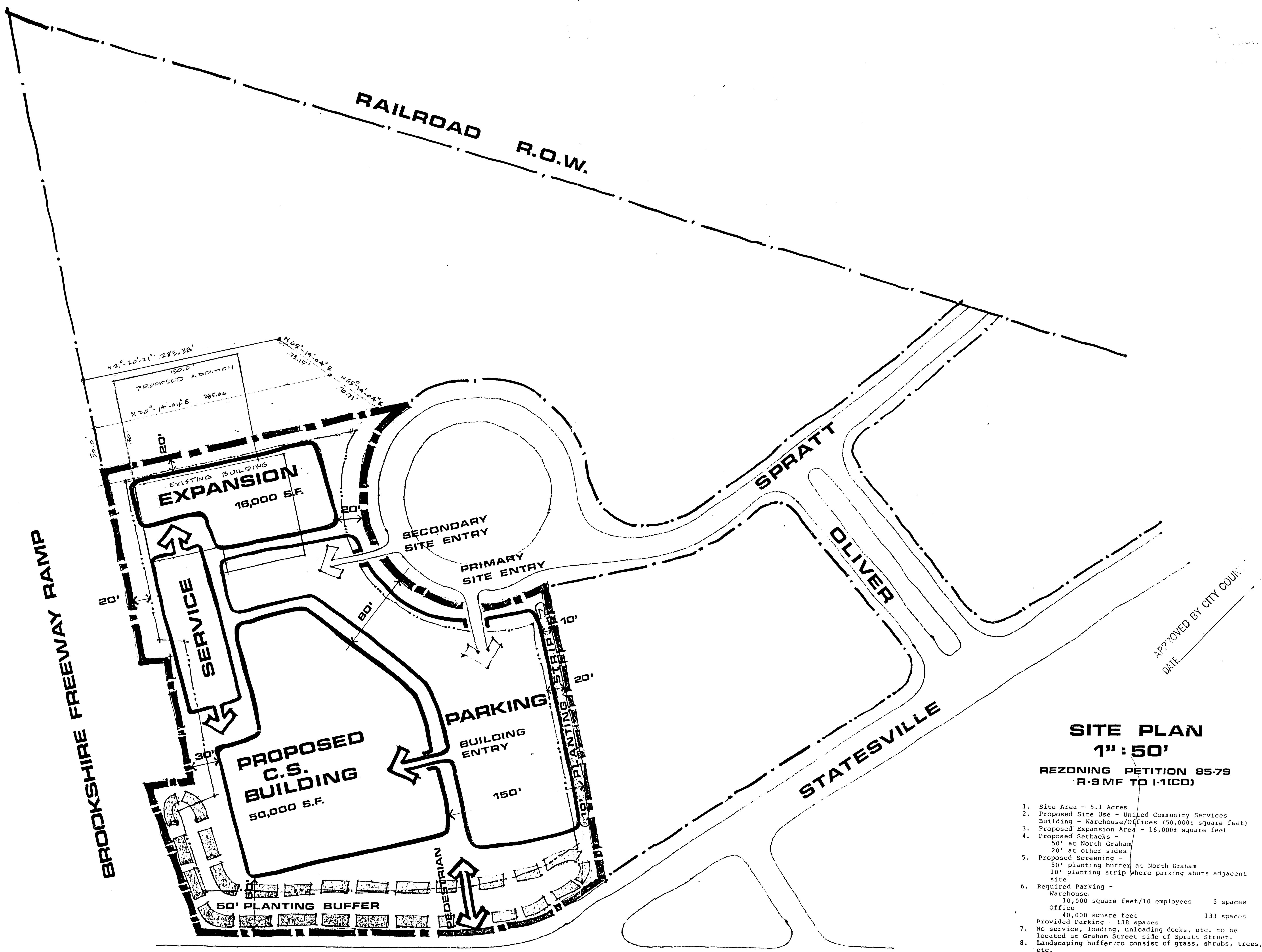
**CONDITIONAL SITE DEVELOPMENT PLAN**

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.



N. GRAHAM ST.

**SITE PLAN**  
**1" = 50'**

REZONING PETITION 85-79  
R-9 MF TO I-1(CD)

1. Site Area - 5.1 Acres
2. Proposed Site Use - United Community Services Building - Warehouse/Offices (50,000± square feet)
3. Proposed Expansion Area - 16,000± square feet
4. Proposed Setbacks -  
50' at North Graham  
20' at other sides
5. Proposed Screening -  
50' planting buffer at North Graham  
10' planting strip where parking abuts adjacent site
6. Required Parking -  
Warehouse - 10,000 square feet/10 employees 5 spaces  
Office - 40,000 square feet 133 spaces  
Provided Parking - 138 spaces
7. No service, loading, unloading docks, etc. to be located at Graham Street side of Spratt Street.
8. Landscaping buffer/to consist of grass, shrubs, trees, etc.
9. Minimum 10% parking area to be landscaping.
10. No billboards will be permitted.

APPROVED BY CITY COURT  
DATE