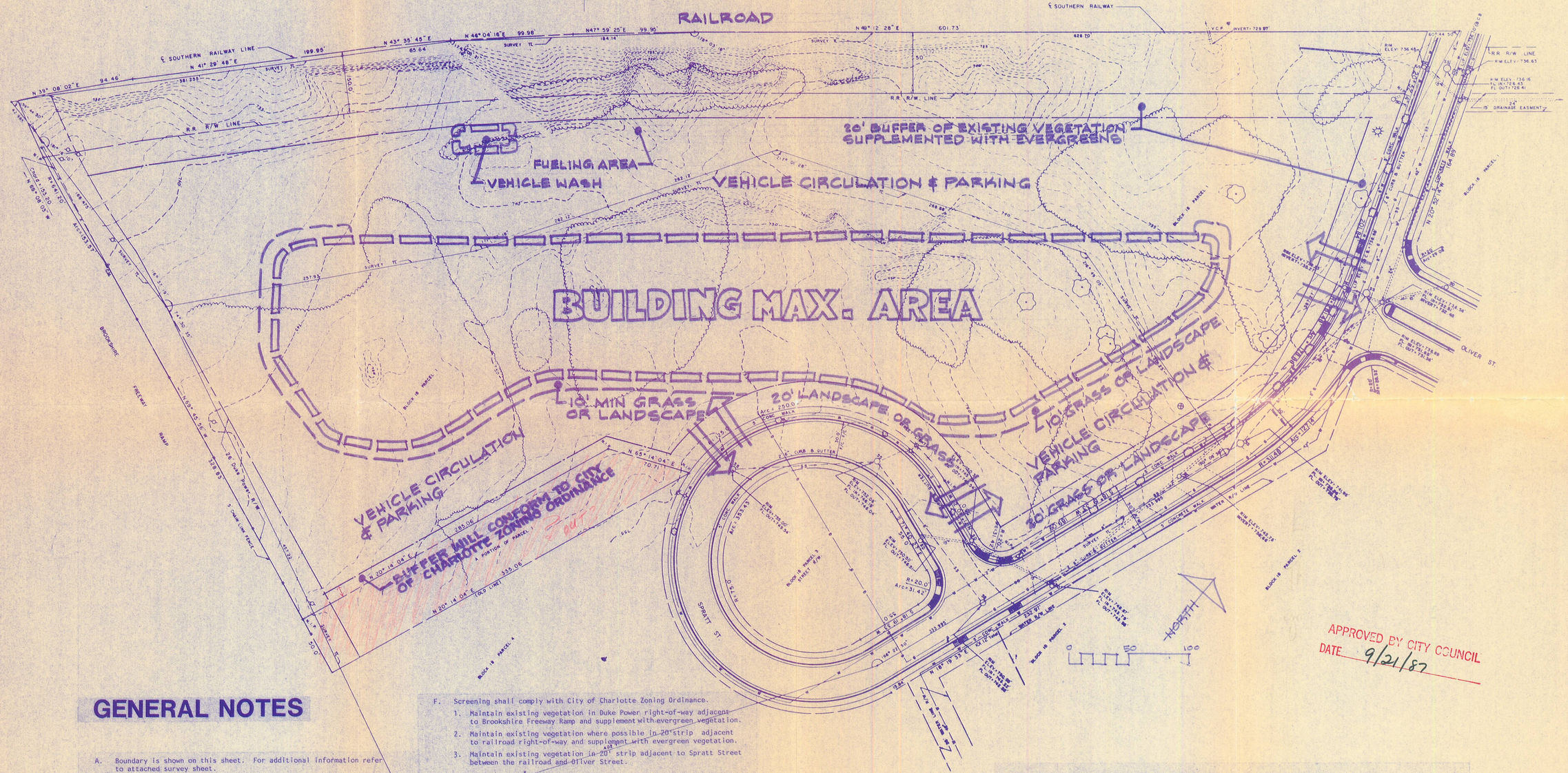

APPROVED BY CITY COUNCIL
DATE 9/21/87

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 two-way 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 areas 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

REVISION DATES

PROJECT ARCHITECT: JOB CAPTAIN

DRAWN BY

Brice-Morris Associates, Inc./Architects
CHARLOTTE, NORTH CAROLINA 28202
230 SOUTH TRYON STREET SUITE 814

DESIGN
FINAL DATE
JOB NO.
SHEET NO.

Save
#85-79

Part II (?)