

GENERAL NOTES & CONDITIONS

ALL SIGNAGE WILL CONFORM TO MECKLENBURG COUNTY ZONING ORDINANCE REQUIREMENTS. NO OUTDOOR BILLBOARDS WILL BE PERMITTED.

DEVELOPMENT OF THIS SITE SHALL ADHERE TO THE MECKLENBURG COUNTY ORDINANCE FOR SEDIMENTATION AND EROSION CONTROL.

ALL ON-SITE SCREENING SHALL SATISFY THE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

A CORRIDOR OF SEVENTY FEET WILL BE ESTABLISHED WITHIN THE AREA DEPICTED ON THE SCHEMATIC SITE PLAN FOR THE PURPOSE OF PROTECTING SUCH AREA FOR THE ALIGNMENT OF THE PROPOSED EXTENSION OF WALLACE NEAL ROAD. UNTIL SUCH TIME AS THAT ALIGNMENT HAS BEEN FINALLY ESTABLISHED, THE APPLICANT AGREES TO DEDICATE AND CONVEY TO THE N.C.D.O.T. ALL OR SUCH PORTION OF THE AREA WITHIN THIS CORRIDOR WHICH FALLS WITHIN THE FINALLY ESTABLISHED ALIGNMENT FOR THE EXTENSION OF WALLACE NEAL ROAD. THE APPLICANT AGREES TO ESTABLISH A FIFTY FOOT BUFFER ALONG EITHER SIDE OF THIS CORRIDOR. THESE BUFFERS ARE TO REMAIN AS PEN SPACE AND, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE FOUR ACCESSES DEPICTED ON THE SCHEMATIC SITE PLAN, SIGNS, GRAPHICS, AND LIGHTING FIXTURES AT OR NEAR THE VICINITY OF SUCH ACCESS POINTS, DRAINAGE, SANITARY SEWERS, WATER LINES, TELEPHONE LINES, POWER LINES, CABLE TELEVISION LINES, GAS LINES, AND OTHER UTILITY PURPOSES, WILL BE RESTRICTED FROM FURTHER DEVELOPMENT. NO BUILDINGS OR PARKING LOTS MAY BE PLACED WITHIN THESE BUFFER ZONES. IN THE EVENT THE APPLICANT OR ITS SUCCESSORS OR ASSIGNS ELECTS TO CONSTRUCT ANY PORTION OF THE WALLACE NEAL ROAD EXTENSION, THE CONSTRUCTION WILL BE IN ACCORDANCE WITH THE BUILDING STANDARDS APPLICABLE TO THE CHARLOTTE-MECKLENBURG DEVELOPMENT STANDARDS, RELATING TO COMMERCIAL-INDUSTRIAL STREETS (CLASS IV OR CLASS V-C, DEPENDING UPON THE CLASSIFICATION ASSIGNED TO THAT ROAD ON THE THROUGHFARE PLAN AT THE TIME IT IS BUILT).

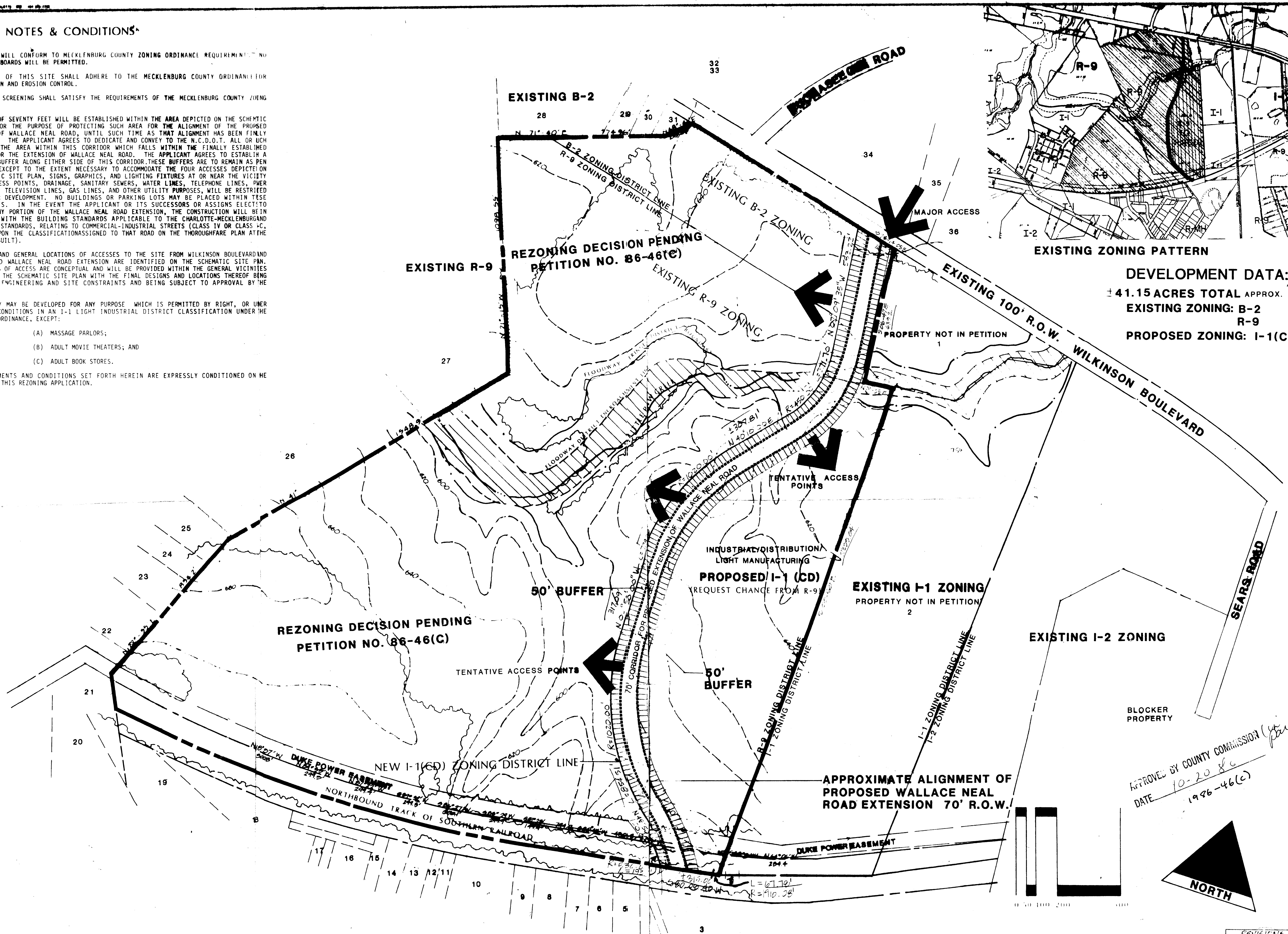
THE NUMBER AND GENERAL LOCATIONS OF ACCESSES TO THE SITE FROM WILKINSON BOULEVARD AND THE PROPOSED WALLACE NEAL ROAD EXTENSION ARE IDENTIFIED ON THE SCHEMATIC SITE PLAN. THESE POINTS OF ACCESS ARE CONCEPTUAL AND WILL BE PROVIDED WITHIN THE GENERAL VICINITIES DEPICTED ON THE SCHEMATIC SITE PLAN WITH THE FINAL DESIGNS AND LOCATIONS THEREOF BEING DICTATED BY ENGINEERING AND SITE CONSTRAINTS AND BEING SUBJECT TO APPROVAL BY THE N.C.D.O.T.

THE PROPERTY MAY BE DEVELOPED FOR ANY PURPOSE WHICH IS PERMITTED BY RIGHT, OR UNDER PRESCRIBED CONDITIONS IN AN I-1 LIGHT INDUSTRIAL DISTRICT CLASSIFICATION UNDER THE APPLICABLE ORDINANCE, EXCEPT:

- (A) MESSAGE PARLORS;
- (B) ADULT MOVIE THEATERS; AND
- (C) ADULT BOOK STORES.

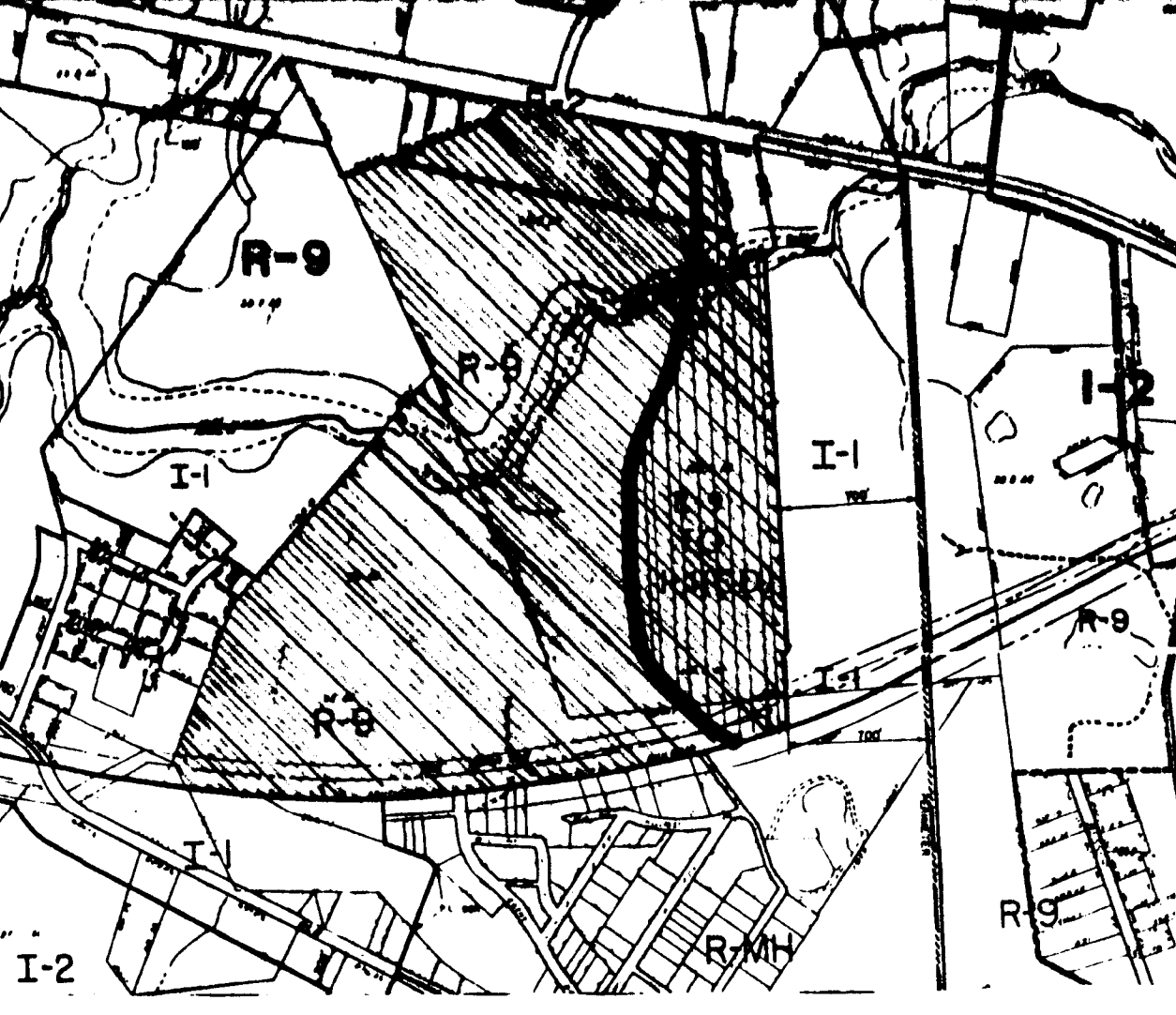
ALL COMMITMENTS AND CONDITIONS SET FORTH HEREIN ARE EXPRESSLY CONDITIONED ON THE APPROVAL OF THIS REZONING APPLICATION.

© COPYRIGHT THE USE OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER IS PROHIBITED. VIOLATORS WILL BE SUBJECT TO LEGAL ACTION.



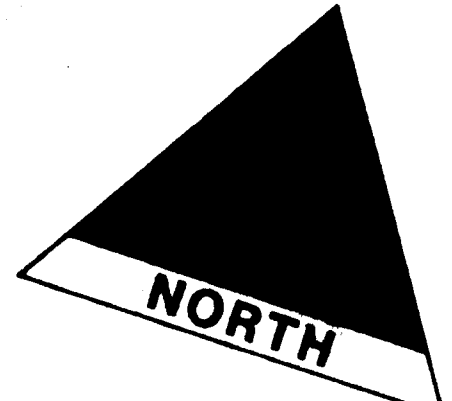
SCALE: 1" = 200'

REFERENCE: ALL SURVEY DATA AND INFORMATION TAKEN FROM SURVEY BY GENERAL SURVEYORS, PA NOVEMBER 12, 1986 AND SEALED BY GERALD M. ELLIS NCRLS #L-2535



DEVELOPMENT DATA:
 ± 41.15 ACRES TOTAL APPROX.
 EXISTING ZONING: B-2
 R-9
 PROPOSED ZONING: I-1(CD)

APPROVED BY COUNTY COMMISSION (part)
 DATE 10-20-86
 1986-46(c)



REVISIONS
7/15/86
7/22/86
7/23/86
9/22/86
10/13/86
12/13/86
12/14/86

GIFFORD NIELSON WILLIAMS
 ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING • SURVEYING

26 VANDUE RANGE CHARLOTTE, SOUTH CAROLINA 28401 (803)577-0100
 SUITE 1710 CHARLOTTE PLAZA CHARLOTTE, NORTH CAROLINA 28244 (704)379-1907

PROPERTY OF J.A. CLARK, ET. AL.
 WILKINSON BOULEVARD, CHARLOTTE, N.C.

CD SCHEMATIC SITE PLAN

PROJECT	20676
DATE	6-25-86
DESIGN	TLH
DRAWN	LAM/TLH
CHECK	TLH
REVISIONS	
7/15/86	
7/22/86	
7/23/86	
9/22/86	
10/13/86	
12/13/86	
12/14/86	
SHEET	1 OF 1

(Revised Ver)