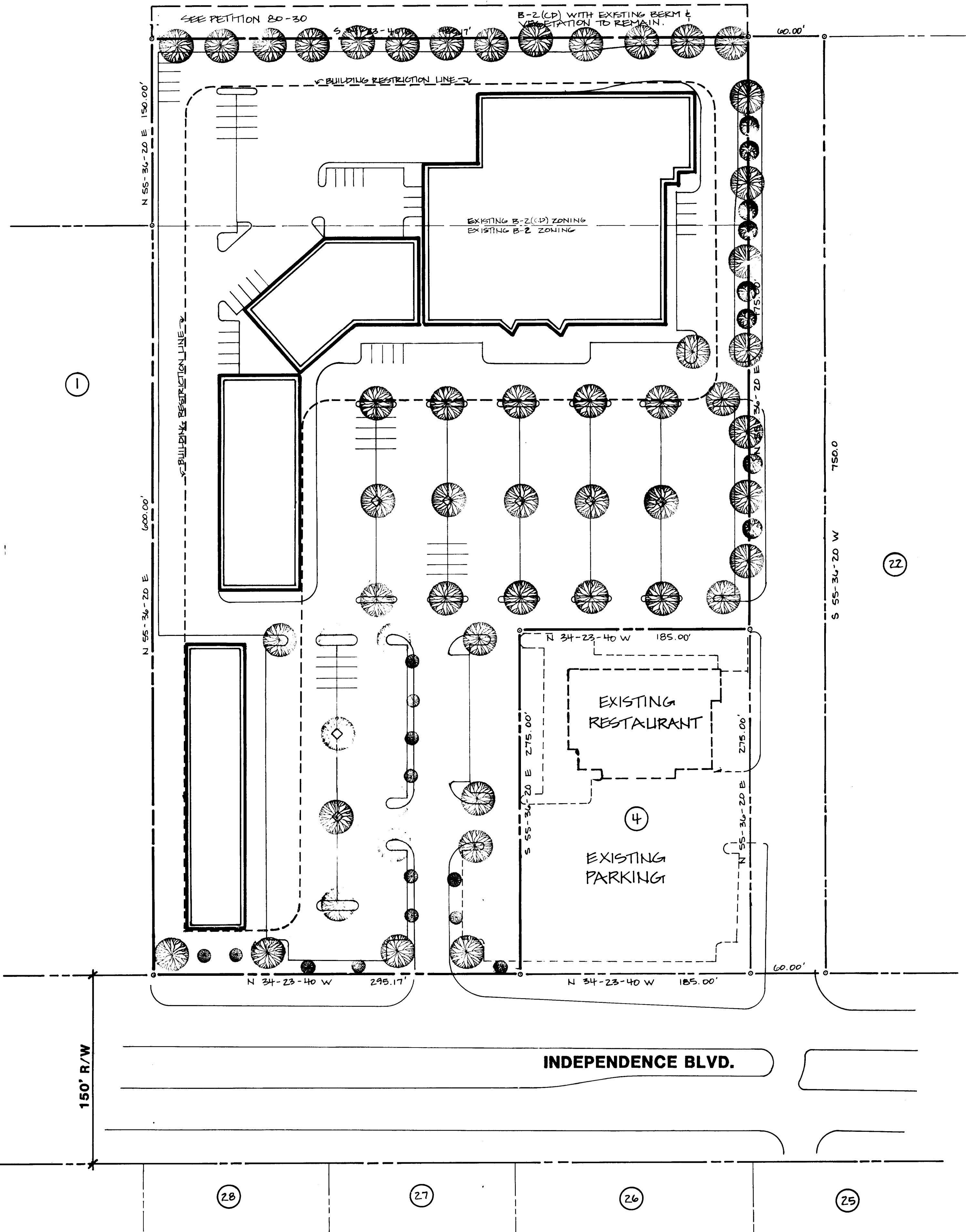


SEE ORIGINAL PETITION FOR ADJACENT OWNERS



NOTES

1. PARKING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, BUT IN NO EVENT WILL THE NUMBER EXCEED 550.
2. THE TOTAL SQUARE FOOTAGE OF ALL BUILDINGS SHALL NOT EXCEED 112,000 SQUARE FEET.
3. THE DEVELOPMENT WILL BE LANDSCAPED THROUGHOUT AS SHOWN ON THE PLANTING SCHEDULE WHICH IS ATTACHED HERETO AND MADE A PART HEREOF. THE PLANTING PLAN IS SCHEMATIC, AND THE PRECISE LOCATION OF THE LANDSCAPING MAY VARY SOMEWHAT DEPENDING UPON SPECIFIC SITE CONDITIONS. HOWEVER, THE PLANTING SCHEDULE SPECIFIES THE MINIMUM NUMBER OF TREES AND SHRUBS WHICH WILL BE PROVIDED AND THEIR SIZE AT THE TIME OF PLANTING.
4. BUILDING AND PARKING LOT LOCATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE AND ARE SUBJECT TO MINOR MODIFICATION FOLLOWING THE PREPARATION OF FINAL CONSTRUCTION DOCUMENTS. HOWEVER, NO BUILDING WILL BE LOCATED ANY CLOSER TO EXISTING RESIDENTIAL ZONING THAN IS SHOWN ON THE PLAN.
5. PROVISIONS SHALL BE MADE FOR THE PERMANENT MAINTENANCE OF ALL LANDSCAPED AREAS.
6. THE DEVELOPMENT SHALL HAVE NO MORE THAN TWO ACCESS POINTS OFF OF INDEPENDENCE BOULEVARD, AND NO ACCESS TO ANY OTHER ROADWAY. THE PRECISE LOCATION OF THE INDEPENDENCE ACCESS POINTS ARE SUBJECT TO MINOR ALTERATION IN THE PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.
7. THE DEVELOPMENT WILL UTILIZE DUMPSTERS OR COMPACTORS WHICH WILL BE SCREENED. TRASH COLLECTION FROM THESE FACILITIES WILL NOT BE PERMITTED BEFORE 10:00 A.M. OR AFTER 4:00 P.M. MONDAY THROUGH SATURDAY.
8. THE LIGHTS IN THE PARKING AREAS WILL BE A HIGH MASK DESIGN OR WILL BE SHIELDED. THIS TYPE OF FIXTURE ALLOWS THE LIGHT TO BE AIMED SO THAT ONLY THE PARKING AREAS WILL BE LIT BY THESE FIXTURES. SHIELDING AND MOUNTING HEIGHTS WILL BE SUCH THAT GLARE TO ADJACENT RESIDENTIAL PROPERTY IS ELIMINATED.
9. PROJECT SIGNAGE WILL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
10. THE BUILDINGS' HVAC UNITS WILL BE LOCATED ON THE ROOFS OF THE BUILDINGS AND WILL RECEIVE ADDITIONAL SCREENING BEYOND THE PARAPET WHICH WILL SURROUND EACH BUILDING. THE ADDITIONAL SCREENING AROUND INDIVIDUAL HVAC UNITS WILL MEET OR EXCEED THE HEIGHTS OF THE UNITS THEMSELVES.
11. NO BILLBOARDS SHALL BE ALLOWED ON SITE.
12. STORM WATER DETENTION SHALL MEET OR EXCEED THE CITY OF CHARLOTTE STORM WATER DETENTION ORDINANCE.
13. THE REAR OF THE BUILDING WILL BE A NEUTRAL COLOR AND, TO THE EXTENT POSSIBLE, ALL UTILITIES, WIRES, CONDUITS, AND SIMILAR FEATURES WILL BE COVERED OR PAINTED TO MATCH THE BUILDING COLOR.
14. NO BUILDING WILL EXCEED A MAXIMUM HEIGHT OF 36 FEET EXCLUDING ARCHITECTURAL FEATURES.

DEVELOPMENT DATA

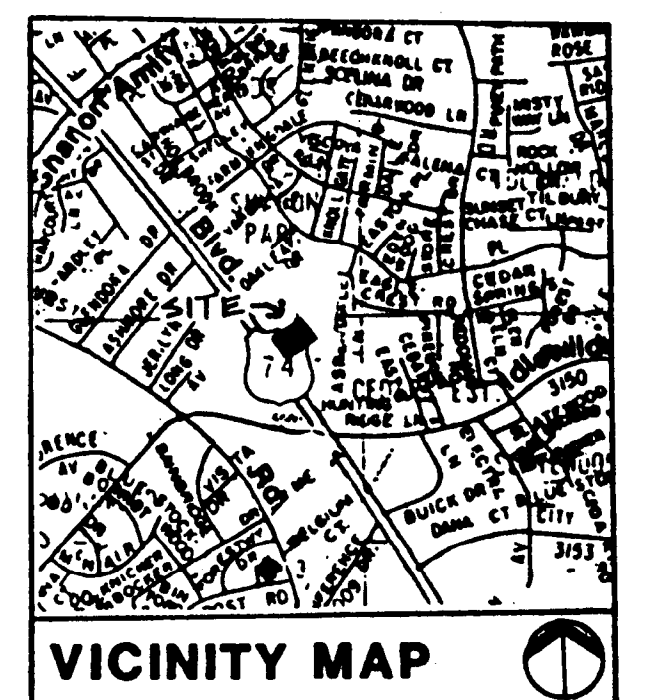
CURRENT ZONING: B-2, B-2(CD)
 PROPOSED ZONING: B-1SCD
 SITE AREA: 309,125 S.F. (7.09 AC.)
 BLDG. AREA: 112,000 S. F. MAXIMUM

PLANT KEY

- LARGE STREET TREE SUCH AS WILLOW OAK, RED MAPLE, SUGAR MAPLE, RED OAK, ETC. 2 1/2" CALIPER, PLANTED AS SHOWN.
- M.E.O. FLOWERING TREE SUCH AS BRADFORD PEAR, SALICER MAGNOLIA, GOLDEN RAIN TREE, ETC. 8-10', PLANTED AS SHOWN.
- FLOWERING TREE SUCH AS CRABAPPLE, CHERRY, STAR MAGNOLIA, TOGWOOD, ETC. 8-10', PLANTED AS SHOWN.

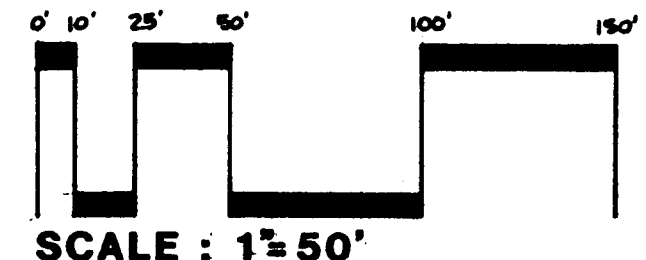
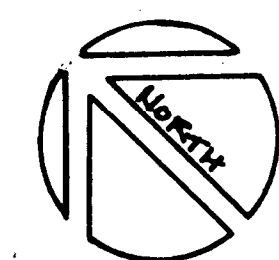
LEGEND

- PROPERTY LINE AND/OR R/W
- EXISTING PAVEMENT
- EXISTING BUILDING
- BUILDING RESTRICTION LINE
- ADJACENT PROPERTY OWNER (SEE ATTACHED SHEET)



APPROVED BY CITY COUNCIL
 DATE 11-17-86

OCT 27 1986
 DPR ASSOCIATES



Project Manager **GEA**
 Drawn By **LAH**
 Checked By
 Date **10-10-86**
 Project Number **86059**

Revisions
 10-20-86 CHANGED NOTE 11, ADDED NOTES 13 & 14, ADJUSTED PARKING

DPR ASSOCIATES
 Landscape Architects
 Design • Planning • Research
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

SITE PLAN
PROPOSED REZONING
FOR SCHURGIN DEVELOPMENT CORPORATION

Scale **1" = 50'**
 Sheet Number
 Of Total