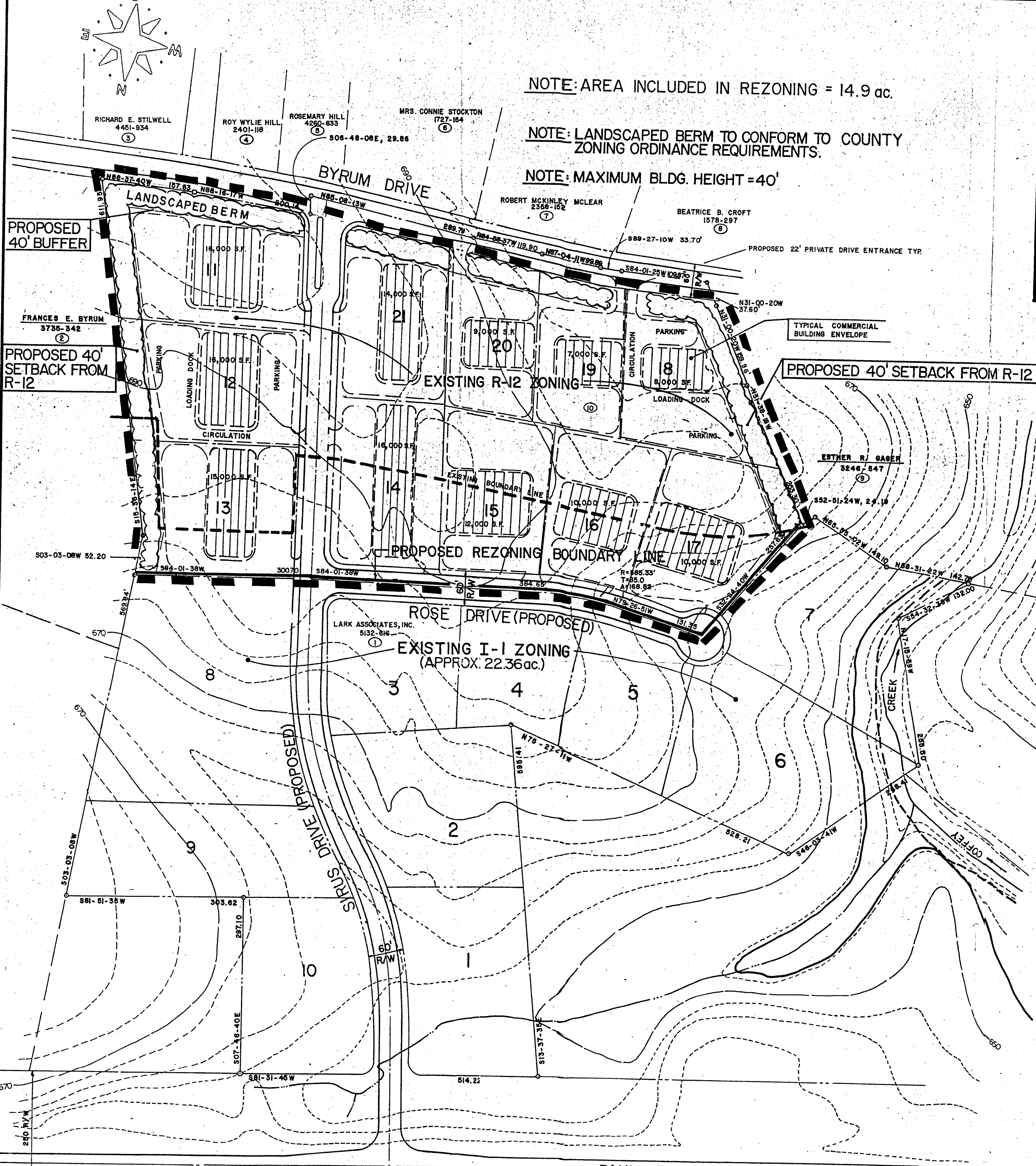
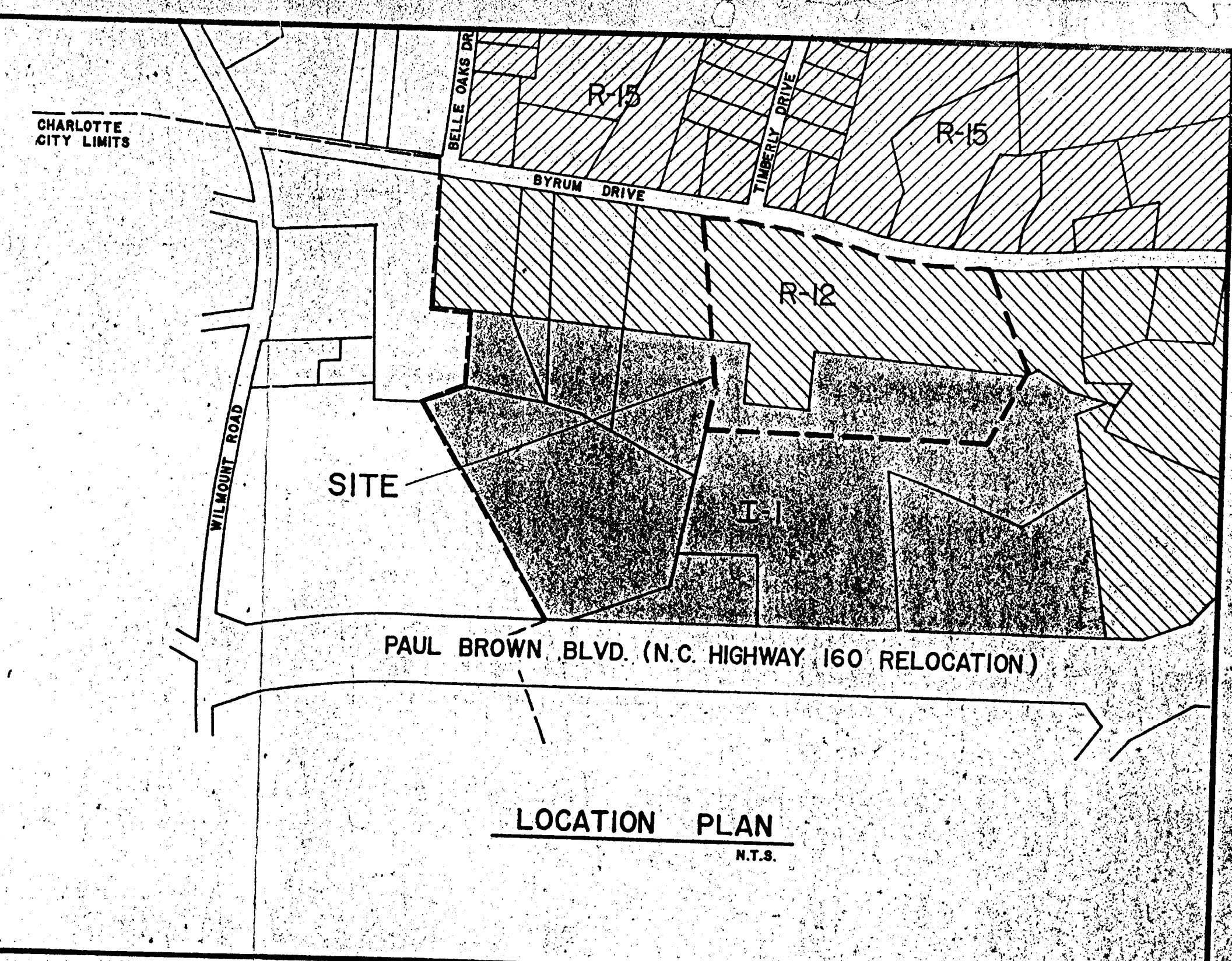


NOTE: AREA INCLUDED IN REZONING = 14.9 ac.

NOTE: LANDSCAPED BERM TO CONFORM TO COUNTY ZONING ORDINANCE REQUIREMENTS.

NOTE: MAXIMUM BLDG. HEIGHT = 40'

- GENERAL NOTES:**
- Boundary survey by ESP Associates (Timothy D. Turner) 7/16/86.
 - Contours taken from City of Charlotte aerial topo maps.
 - Deed Ref: parcel 18-2829-368, 19-3134-283, 20-2705-530
 - Tax Parcel: 141-011-18, 19, 20
 - Existing zoning I-1 and R-12
 - Water and sewer by CMD.
 - Road improvements to NC Hwy 160 and Byrum Drive shall be coordinated with Mecklenburg County Engineering Department and NC DOT.
 - Area included in Rezoning = 14.9 Ac.
 - No construction or buildings to be allowed in buffer areas.
 - Buffer areas shall be finished with 5' high earth berm - fully landscaped with evergreen and mixture to create a landscaped visual screen. Berm height shall vary slightly throughout to prevent a "fenced appearance" planting along it's full length.
 - PHASE I - Lots 1-10
 - PHASE II - Lots 11-21
 - This plan indicates a general concept for development intent. Lot lines and building locations may be adjusted to meet market demands subject to compliance with applicable ordinances, buffer areas and required setbacks.



SITE PLAN
SCALE 1" = 100'

- PERMITTED USES:**
- Only those uses indicated below shall be permitted:
- Offices
 - Clinics and Doctors' offices
 - Distribution facilities
 - Laboratories (dental, medical, optical and for the research and testing of products)
 - Office buildings
 - Restaurants
 - Showrooms
 - Warehousing
 - Wholesale sales and storage
- BUILDING AREA AND STANDARDS:**
- All buildings erected within the boundaries of this plan shall meet the following requirements:
- All buildings shall be located outside the greenway buffer and setback areas indicated on the plan. Setback, side and rear yard requirements for any subdivided portion of the property shall, as a minimum, comply with the applicable portions of the Mecklenburg County Zoning Ordinance.
 - Before any building is constructed, approval shall be secured from the Architectural Review Committee described below.
 - Except during building construction, no temporary structures will be allowed.
 - The total number of parking spaces shall be in accordance with the Mecklenburg County Zoning Ordinance.
- PARKING AND LOADING:**
- Off street parking and loading shall be provided in accordance with applicable ordinances and the following requirements:
- All parking areas, driveways and walkways shall be paved 75% of sub grade minimum with less and more.
 - No loading dock shall open directly on to Byrum Dr. or Paul Brown Blvd. unless adjacently screened.
 - The number of access roads from Byrum Dr. into the property shall be limited to 1. Curb cuts for driveway access to the lots abutting Byrum Drive shall be permitted.
- SCREENING:**
- Screening shall be installed at those locations required by ordinance or by restrictive covenants applicable to the property.
- PROPERTY OWNERS ASSOCIATION:**
- An association of all property owners shall be created and shall, as a minimum, have the following duties and responsibilities:
- Provide for proper maintenance of all buffer areas and other common property.
 - Carry out all obligations assigned to it by established and recorded restrictive covenants.
- ARCHITECTURAL REVIEW COMMITTEE:**
- The Architectural Review Committee, created in accordance with requirements set forth in the restrictive covenants applicable to the property, shall carry out those duties assigned to it by these requirements and the restrictive covenants.
- RESTRICTIVE COVENANTS:**
- The conditional requirements of this plan shall be supplemented by more detailed and additional requirements imposed by recorded restrictive covenants binding on all future owners of land affected by this plan.
- MISCELLANEOUS:**
- Subsequent subdivision of the property shall be in accordance with the requirements of this plan, the restrictive covenants and all applicable codes and zoning ordinances.
 - All utilities distribution lines for buildings shall be placed underground.
 - The size, shape, design and location of all signs shall be approved by the Architectural Review Committee and shall in addition comply with the requirements of the Mecklenburg County Zoning Ordinance.

Parcel #12

Use of **CHURCH** as a permitted use in the facility currently existing on the site. This use is applicable to Parcel #12 only. The site is improved with a 6000 sq. ft. Office/warehouse building.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: October 16, 1988
BY: MARTIN R. CRAMTON, JR.
REC. PET. 87-39(C)
LARK ASSOC.

APPROVED BY COUNTY COMMISSION
DATE 8-17-87

NOTE: ESTIMATED COMPLETION SCHEDULE - PHASE I - 12 MONTHS
- PHASE II - 36 MONTHS

3	7-8-87	REVISE PER PLANNING COMM COMMENT	DCS
2	4-14-87	LOT LINE & PHASE REVISIONS	DCS
1	2-19-87	REVISIONS	DCS
NO.	DATE	REVISION	BY
PROJECT TITLE: PROPOSED REZONING PLAN			
PROJECT: AIRPORT BUSINESS CENTER			
CLIENT: LARK ASSOCIATES, INC. CHARLOTTE, N.C.			
SCALE: 1" = 100'			
DATE: 4/87			
DRAWN BY: W.T.M.			
CHECKED BY: DCS			
PROJECT NO.			
DRAWING NO.			
1 OF 1 SHEETS			

