

SITE DATA

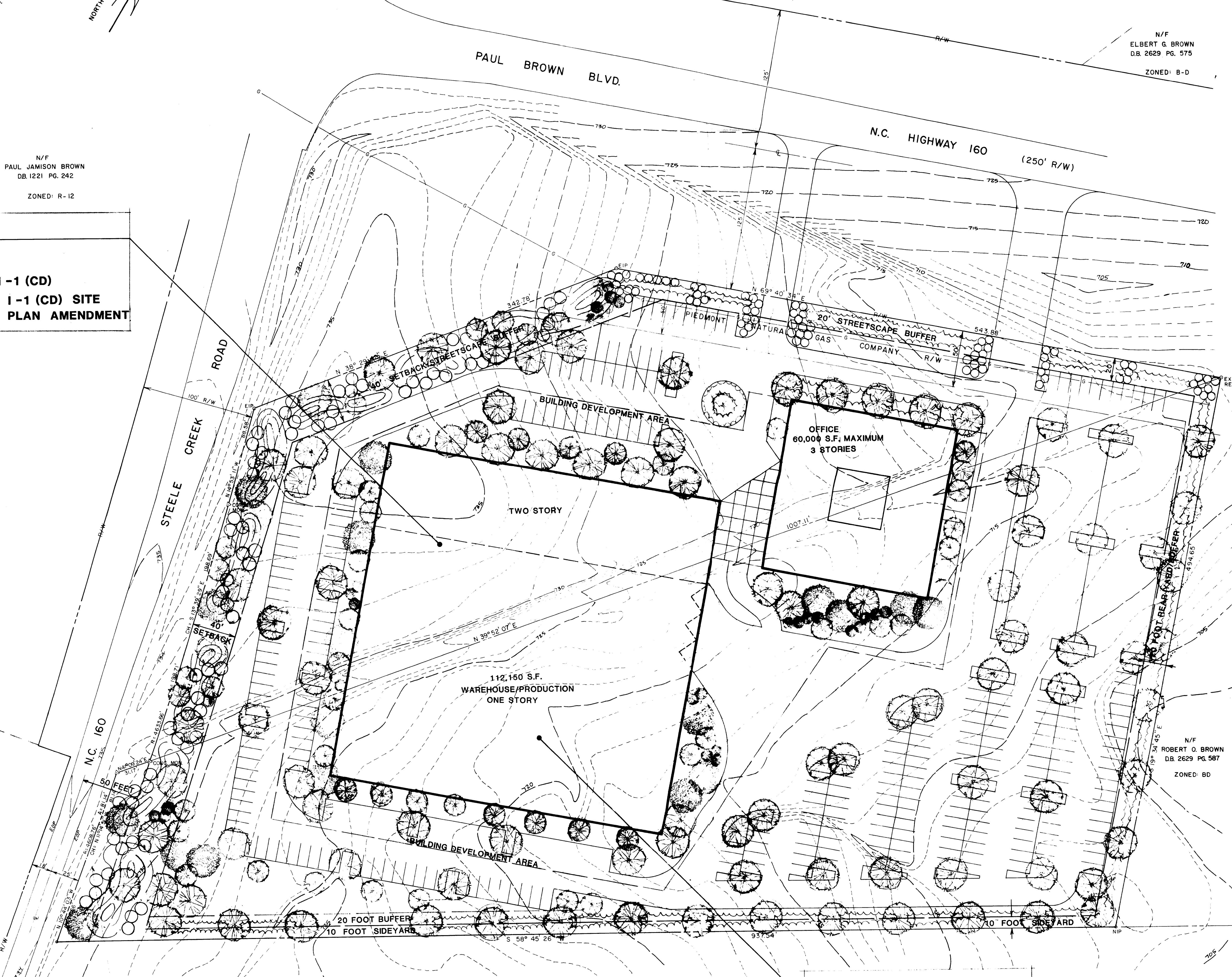
EXISTING ZONING - I-1 (CD) and BD
PROPOSED ZONING - I-1 (CD) SITE PLAN AMENDMENT
and I-1 (CD)

TOTAL ACRES : 10.796 ACRES

172,150 MAXIMUM S.F. PROPOSED

PARCEL A:
4.126 ACRES
EXISTING ZONING: I-1 (CD)
PROPOSED ZONING: I-1 (CD) SITE PLAN AMENDMENT

PARCEL B:
6.67 ACRES
EXISTING ZONING : B-D
PROPOSED ZONING : I-1(CD)



1. THIS SITE PLAN DEPICTS THE GENERAL LAYOUT AND CHARACTER OF THE PROPOSED BUILDINGS, PARKING AREAS, VEHICULAR CIRCULATION AND ACCESS POINTS FROM PAUL BROWN BOULEVARD. THE FINAL BUILDING FOOTPRINTS AND ASSOCIATED PARKING, CIRCULATION AND ACCESS POINTS WILL BE SUBJECT TO MINOR MODIFICATIONS AS FINAL CONSTRUCTION DRAWINGS ARE DEVELOPED. IN NO EVENT SHALL BUILDING(S) BE LOCATED OUTSIDE THE BUILDING DEVELOPMENT AREA.
2. A 20 FOOT BUFFER AREA IS PROPOSED ADJACENT TO PAUL BROWN BOULEVARD. THIS BUFFER AREA WILL CONTAIN THE REQUIRED 10 FOOT SIDE YARD. NO PARKING OR BUILDINGS SHALL OCCUR WITHIN THIS 20 FOOT AREA. THIS BUFFER AREA WILL BE LANDSCAPED USING A COMBINATION OF EARTH BERMS AND EVERGREEN SHRUBS IN ORDER TO SCREEN THE ADJACENT PARKING AREA. NO TREES ARE PROPOSED AS THIS 20 FOOT BUFFER AREA IS PART OF AN EXISTING 50 FOOT GAS EASEMENT IN WHICH PLANTING OF TREES IS NOT ALLOWED.
3. A 40 FOOT WIDE STREETSCAPE LANDSCAPE BUFFER IS ALSO PROPOSED ADJACENT TO STEELE CREEK ROAD AND THE INTERSECTION OF PAUL BROWN BOULEVARD AND STEELE CREEK ROAD. NO DEVELOPMENT OR PARKING SHALL OCCUR WITHIN THIS BUFFER AREA. THIS BUFFER SHALL ALSO FUNCTION AS A SCREENED AREA AND WILL BE LANDSCAPED USING A COMBINATION OF EVERGREEN TREES, DECIDUOUS STREET TREES AND EVERGREEN SHRUBS. THE EARTH BERM SHALL BE A MINIMUM OF 6 FEET IN HEIGHT. THIS 40 FOOT BUFFER AREA ALSO SERVES AS THE REQUIRED SETBACK.
4. A 20 FOOT BUFFER AREA IS PROPOSED ALONG THE SOUTH PROPERTY LINE. THE REQUIRED 10 FOOT SIDE YARD IS INCLUDED WITHIN THIS BUFFER AREA. THIS AREA WILL BE LANDSCAPED USING A COMBINATION OF DECIDUOUS AND EVERGREEN TREES AND EVERGREEN SHRUBS.
5. A 20 FOOT BUFFER AREA IS PROPOSED ALONG THE EAST PROPERTY LINE. THE REQUIRED 20 FOOT REAR YARD IS INCLUDED WITHIN THIS BUFFER AREA. THIS AREA WILL BE LANDSCAPED USING A COMBINATION OF DECIDUOUS AND EVERGREEN TREES AND EVERGREEN SHRUBS.
6. ALL BUFFER AREAS, AS INDICATED ON THIS PLAN, ARE IN EXCESS OR EQUAL TO THE REQUIRED SETBACK, SIDEYARD AND REAR YARD REGULATIONS FOR THE I-1 DISTRICT. THUS, THE BUFFER AREAS AND THE CONDITIONS/RESTRICTIONS AND IMPROVEMENTS ASSOCIATED WITH THESE AREAS WILL TAKE PRECEDENT OVER THE I-1 DISTRICT YARD REGULATIONS.
7. SIGNAGE FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
8. DRIVEWAY ACCESS ONTO PAUL BROWN BOULEVARD WILL BE SUBJECT TO REVIEW AND APPROVAL BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T. THROUGH THE ESTABLISHED DRIVEWAY PERMIT PROCESS. THERE WILL BE A MAXIMUM OF ONE MAIN ENTRANCE AND ONE AUXILIARY (SERVICE) ENTRANCE FROM PAUL BROWN BOULEVARD. NO ACCESS POINTS ARE PROPOSED FROM THE OTHER PUBLIC R.O.W.'S.
9. BOUNDARY INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM A CERTIFIED BOUNDARY SURVEY PLAN FOR ELBERT G. BROWN AS PREPARED BY HENRY L. FARWELL N.C.R.I.S. # 1611 AND DATED FEB. 15, 1988, AND FROM THE CERTIFIED BOUNDARY SURVEY PLAN FOR PESTO CORPORATION AND ROBERT O. BROWN PREPARED BY GIFFORD NIELSON ASSOCIATES, INC.
10. TOPOGRAPHICAL INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM AERIAL TOPOGRAPHY FOR MECKLENBURG COUNTY SHEET NO. 137.
11. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2000. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
12. THE BUILDINGS, AS SHOWN ON THIS SITE PLAN, MAY BE CONSTRUCTED AS TWO SEPARATE BUILDINGS OR AS ONE COMBINED BUILDING, DEPENDENT UPON FINAL SPACING AND PAVING REQUIREMENTS. BY EITHER CIRCUMSTANCE, THE MAXIMUM SQUARE FEET AND HEIGHT REQUIREMENTS, AS DEPICTED ON THIS PLAN, WILL NOT BE EXCEEDED.
13. THIS ENTIRE PARCEL WILL BE DEVELOPED AROUND A UNIFIED ARCHITECTURAL THEME IN ORDER TO PROVIDE A VISUALLY INTEGRATED DEVELOPMENT. ALL EXTERIOR LANDSCAPING WILL BE DESIGNED WITH CONSISTENT PLANT MATERIAL. THE PLANT MATERIAL WITHIN THE 50 FOOT GAS EASEMENT WILL REQUIRE APPROVAL BY PIEDMONT NATURAL GAS COMPANY.
14. FIRE HYDRANTS SHALL BE LOCATED WITHIN 500 FEET OF THE PROPOSED NEW FACILITY.
15. A DEDICATION OF 50 FEET OF RIGHT-OF-WAY FROM THE CENTERLINE OF N.C. 160 (STEELE CREEK ROAD) SHALL BE MADE PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THIS DEDICATION SHALL BE MADE ALONG THE ENTIRE FRONTAGE WITH N.C. 160.
16. NO CONSTRUCTION SHALL BE COMMENCED ON THE SITE UNTIL THE EARLIER OF (1) AUGUST 1, 1990, OR (2) THE DATE THAT THE METROPOLITAN PLANNING ORGANIZATION RECOMMENDS A CORRIDOR FOR THE QUAKER BELT HIGHWAY THAT WILL NOT REQUIRE THAT THE SITE BE USED FOR ROAD RIGHT-OF-WAY PURPOSES.

N/F
PAUL JAMISON BROWN
DB.1221 PG.242
ZONED: R-12

N/F
WILLIAM FRANKLIN BROWN
DB. 2679 PG. 581
ZONED: R-12

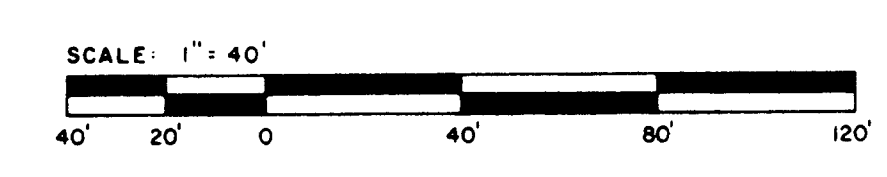
N/F
JOSEPH O. BROWN
D.B. 3894 PG. 711
ZONED: R-12

N/F
MONROE H. RIDENHOUR, JR.
DB. 2629 PG. 578
ZONED: B-D

N/F
ELBERT G. BROWN
DB. 2629 PG. 575
ZONED: B-D

N/F
ROBERT O. BROWN
DB. 2629 PG. 587
ZONED: BD

N/F
JOSEPH O. BROWN
D.B. 4012 PG. 794
ZONED: BD



GIFFORD
NIELSON
ASSOCIATES
INCORPORATED

MECKLENBURG COUNTY
C.D. REZONING SITE PLAN 89-536
NORTH CAROLINA
APPROVED BY COUNTY COMMISSION
PESTO CORPORATION
HAUPPAUGE, NEW YORK DATE 4/16/89

PROJECT
27046
DATE 10/6/89
DESIGN DLW/TLH
DRAWN DLW/TLH
CHECK
REVISIONS
1/2/89 [initials]
1/4/89 [initials]
1/16/89 [initials]
SHEET
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