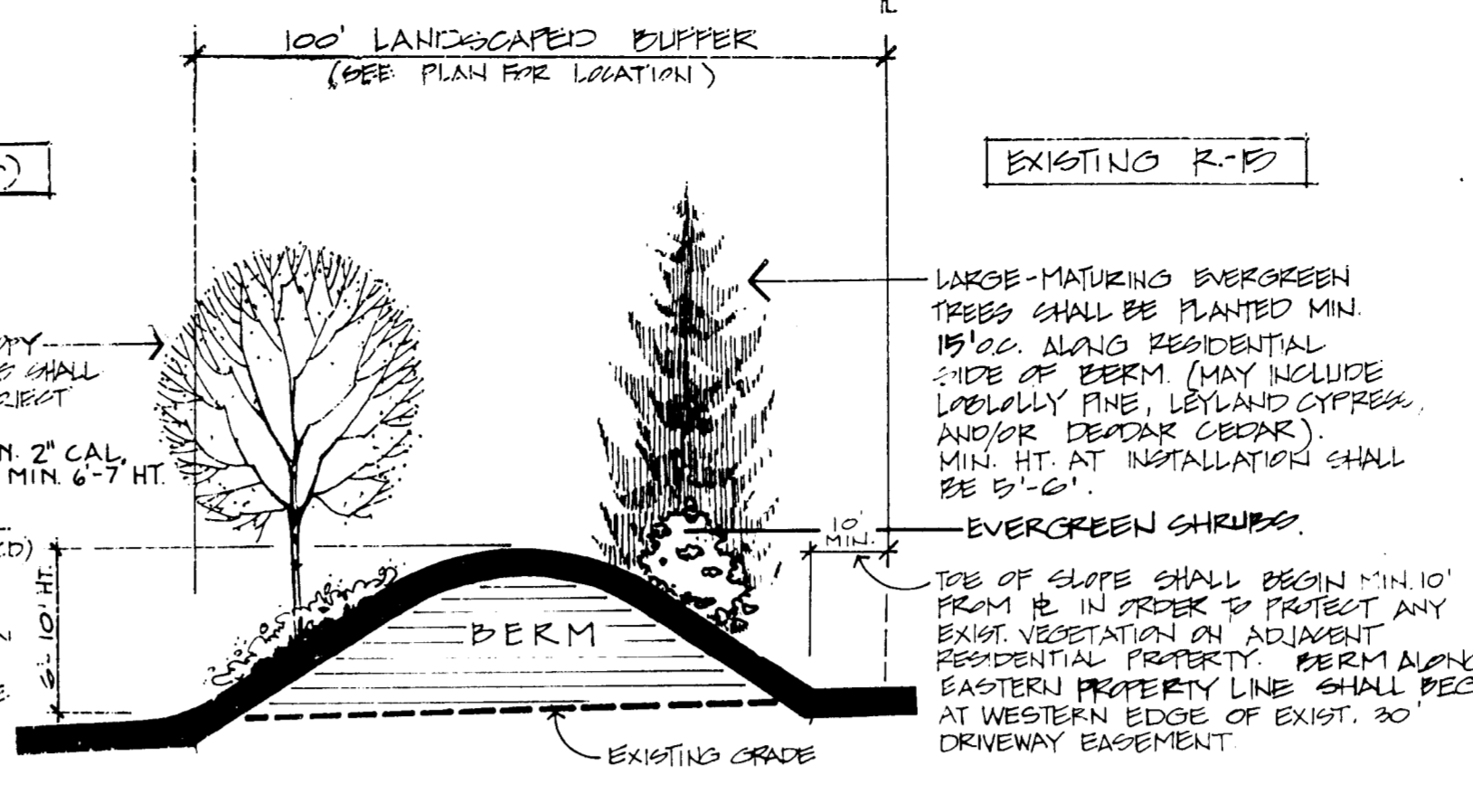
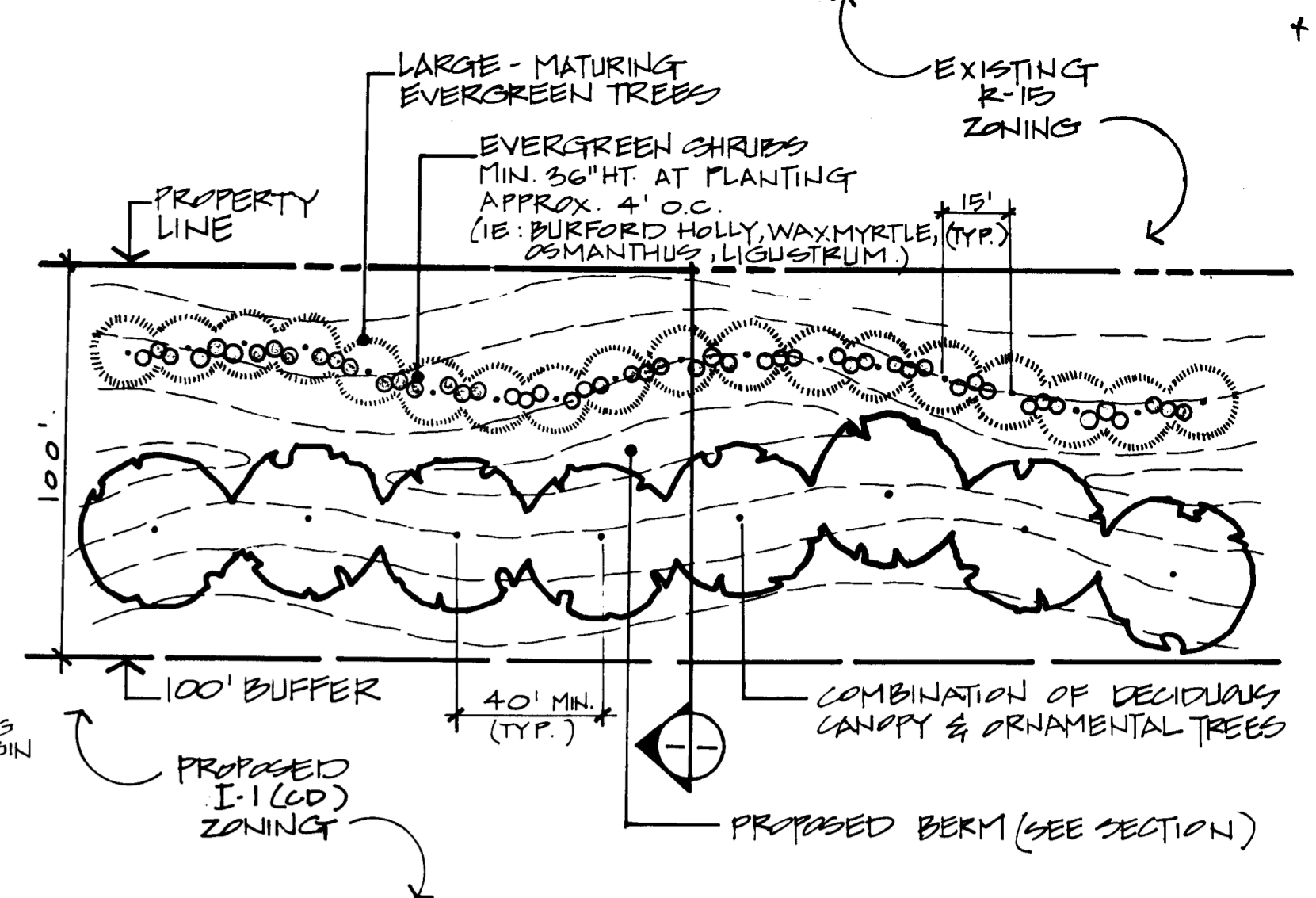


PROPOSED I-1(CD)

A COMBINATION OF CANOPY AND ORNAMENTAL TREES SHALL BE PLANTED ALONG PROPOSED SIDE OF BERM. CANOPY TREES: MIN. 2" CAL. ORNAMENTAL TREES: MIN. 6'-7' HT. PROPOSED BERM BETWEEN PROPOSED I-1(CD) AND EXIST. R-15 ZONINGS HEIGHT MAY VARY AS INDICATED DEPENDING ON EXIST. TOPOGRAPHIC CONDITIONS AND DEGREE OF VISUAL SENSITIVITY.



1 CROSS SECTION THRU 100' BUFFER



2 100' BUFFER - PLAN VIEW 1"=40'

GENERAL NOTES:

- EXISTING DRIVEWAY EASEMENT ALONG EASTERN PROPERTY LINE WHICH SERVES PARCEL #201-124-15 SHALL REMAIN EXCEPT UNDER THE FOLLOWING CONDITIONS:
 - THE OWNER OF PARCEL #201-124-15 SECURES ALTERNATE ACCESS TO HIS PROPERTY AND AGREES TO RELINQUISH ANY RIGHT, TITLE, OR INTEREST IN OR TO THE EXISTING 30' DRIVEWAY EASEMENT; OR
 - PARCEL #201-124-15 IS INCORPORATED INTO THE SUBJECT PROPERTY.
- THE PETITIONER AGREES TO CONSTRUCT A PUBLIC STREET TO ACCESS THIS PROPERTY WITH OUTLET ONTO WESTINGHOUSE BOULEVARD, AS INDICATED ON PLAN. THE DESIGN AND CONSTRUCTION OF THIS PUBLIC STREET SHALL CONFORM TO CHARLOTTE ENGINEERING DEPARTMENT STANDARDS AND SHALL BE DEDICATED FOR PUBLIC MAINTENANCE.
- SIGNAGE FOR THIS DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 2100 OF THE CHARLOTTE ZONING ORDINANCE.
- STORMWATER DETENTION SHALL BE PROVIDED TO MANAGE INCREASED SURFACE RUNOFF FROM THIS DEVELOPMENT. DETENTION MAY BE PROVIDED THROUGH CONSTRUCTION OF A SINGLE FACILITY AT THE LOWPOINT OF THE SITE OR THROUGH ESTABLISHMENT OF INDIVIDUAL BASINS ON A PARCEL BY PARCEL BASIS. IF A SINGLE JOINT FACILITY IS CONSTRUCTED, A PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER DETENTION BASIN. DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN PROPOSED 100' BUFFER.
- THIS PROPERTY MAY BE SUBDIVIDED INTO TWO OR MORE PARCELS IN ACCORDANCE WITH CHARLOTTE SUBDIVISION REGULATIONS. PARKING FOR THE INDIVIDUAL PARCELS SHALL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS FOR THE SPECIFIC USE PROPOSED.
- CURB AND GUTTER AND LEFT TURN LANE ALONG WESTINGHOUSE BLVD. AT STREET CONNECTION WILL BE REQUIRED WHEN PROPOSED 60' PUBLIC STREET IS CONSTRUCTED.
- FIRE HYDRANTS REQUIRED SO THAT THE FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 500 FT. TO THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
- IMPROVEMENTS FOR THE PROPOSED PUBLIC STREET SHALL EITHER BE COMPLETED OR BONDED PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY FUTURE LOT HAVING FRONTAGE ON THE PROPOSED 60' R/W PUBLIC STREET.
- THE DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

DEVELOPMENT DATA:

SITE AREA	20.20 AC.
EXISTING ZONING	R-15
PROPOSED ZONING	I-1(CD)
MAX. BUILDING AREA	250,000 S.F.
MAX. BUILDING HEIGHT	40 FT.

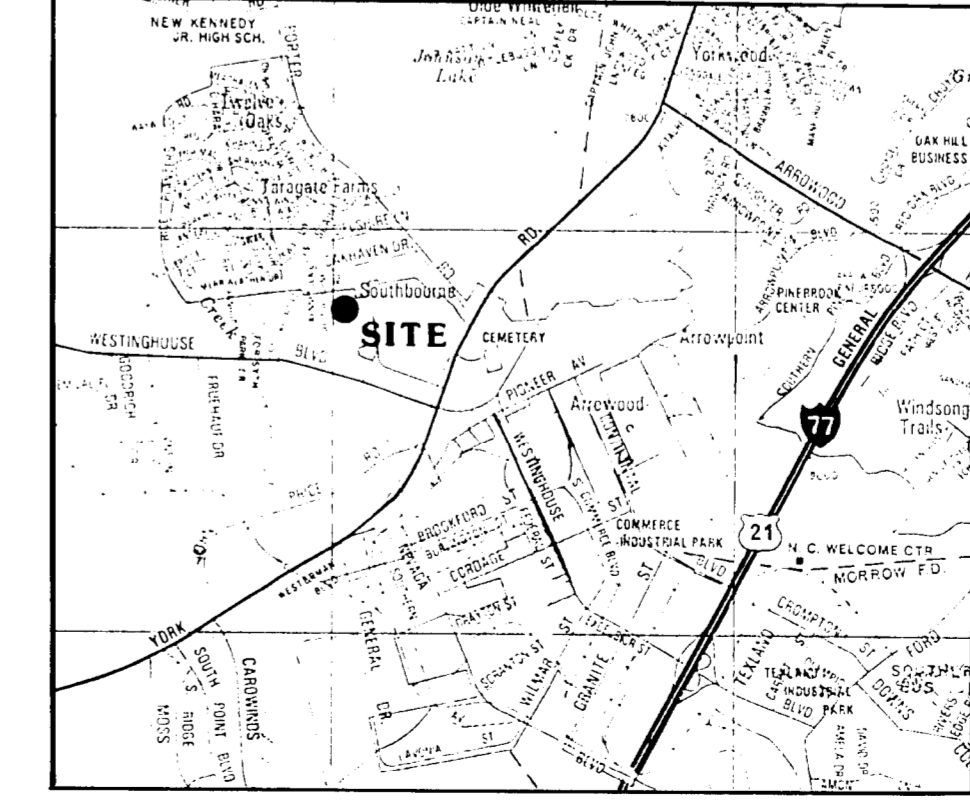
PROPOSED USE: OFFICE DISTRIBUTION, LIGHT MANUFACTURING, BULK WAREHOUSE, FLEX SPACE, RETAIL, ASSEMBLY.

FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL
DATE 1/22/91

1/2/91: PER PLANNING COMMISSION REVIEW
12/10/90: PER PLANNING COMMISSION REVIEW
REVISIONS: 10/22/90 - PER STAFF REVIEW

VICINITY MAP



REZONING

Scale: 1"=100'
Date: 9/14/90
Project: 8935

REZONING SITE PLAN
PETITION NUMBER: [REDACTED]

TURNBULL DESIGN GROUP, P.A.
Land Planning Landscape Architecture
2207 East Seventh St.
Charlotte, NC 28204
704/375-8154

SHEET NO. R-1

WESTINGHOUSE BOULEVARD 150' R/W

