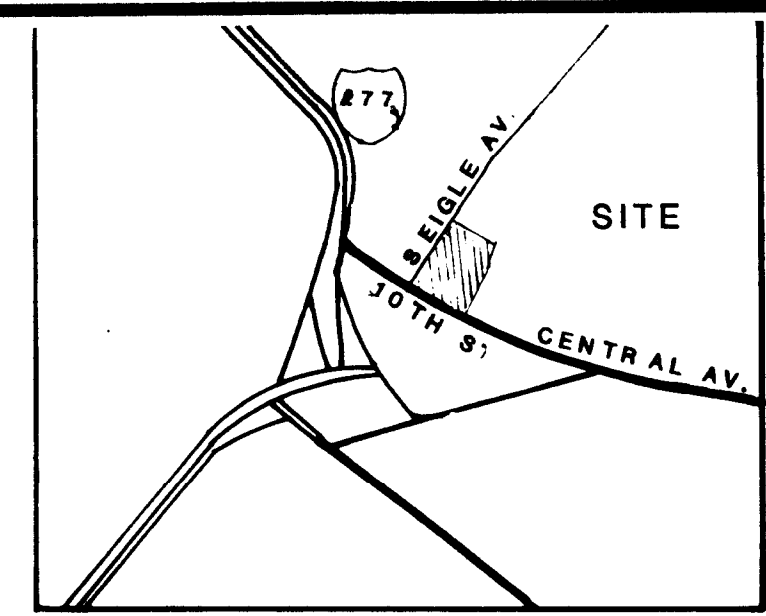


**CONDITIONAL NOTES**

1. THIS PLAN IS A DEVELOPMENT OF EXISTING CONDITIONS AND FUTURE EXPANSION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
2. PARKING SHALL BE IN ACCORDANCE WITH SECTION 2000, OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601, OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. THE NEW STREET TREES AND SHRUBS WILL BE INSTALLED BY THE PETITIONER FOR REAFFIRMATION PURPOSES. AS DEPICTED ON THE PLAN, THIS NEW LANDSCAPING WILL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND REQUIREMENTS FOR SCREENING.
5. FIVE ADDITIONAL FEET OF RIGHT-OF-WAY WILL BE DEDICATED ADJACENT TO E. TENTH STREET AND TEN ADDITIONAL FEET OF RIGHT-OF-WAY WILL BE DEDICATED ADJACENT TO SEIGLE AVENUE. HOWEVER, AN AREA ALONG SEIGLE AVENUE, WHERE SHOWN ON THE SITE PLAN, WILL BE EXCLUDED FROM THIS DEDICATION DUE TO THE EXISTENCE OF OFF-STREET PARKING IN THIS AREA NECESSARY TO SERVE ACCESS TO AN EXISTING BUILDING. THE DEDICATION OF THIS ADDITIONAL RIGHT-OF-WAY WILL BE CONVEYED TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
6. THE ILLUSTRATION WHICH DEPICTS THE FENCE AND LANDSCAPING TREATMENT AROUND THE PERIMETER OF THE SITE IS A FIRM CONCEPT. IT REPRESENTS AN IDEAL FEATURE OF THE REZONING IN ORDER TO BEAUTIFY THE SITE. IT IS A CONDITION OF THE OVERALL SITE PLAN AND WILL BE CONSTRUCTED PRIOR TO ANY BUILDING/OUTDOOR EXPANSION OCCURRING ON THE SITE.
7. THE FUTURE EXPANSION SQUARE FOOTAGE (80,000 S.F.) IS INTENDED TO PROVIDE LEASE-OR OPPORTUNITIES FOR EXISTING BUILDINGS. IF NECESSARY, AS WELL AS THE FUTURE DEVELOPMENT IN THE EXPANSION AREA OF NEW BUILDINGS OR THE BALANCE OF THE SITE.
8. OUTDOOR STORAGE SHALL BE PERMITTED IN CONJUNCTION WITH ANY EXISTING OR FUTURE USE ON THE SITE.
9. OF THE 6 EXISTING DRIVES LABELED ON THE PLAN AND ASSOCIATED WITH THE FUTURE BUILDING/STORAGE/EXPANSION AREA, SAID DRIVEWAYS SHALL BE CLOSED AND MAY BE REPLACED WITH 3 DRIVEWAYS.
10. DRIVEWAY SHALL BE IN ACCORDANCE WITH SECTION 1601, OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
11. IT IS REQUIRED TO MEET MINIMUM TREE TOLERANCE. A TREE HYDRANT SHALL BE INSTALLED TO THE TREE LIGHTING EQUIPMENT IS NO MORE THAN 500 FEET FROM THE MOST SENSITIVE TREEING.
12. ANY EXISTING DRIVEWAYS WHICH ARE CLOSED SHALL BE RE-CURBED.
13. IF REQUIRED, A STORM WATER MANAGEMENT DEFLECTION SYSTEM SHALL BE CONSTRUCTED TO MEET MINIMUM STANDARDS.
14. PETITIONERS AGREE THAT THE AREA LABELED AS THE FUTURE BUILDING/STORAGE AREA WILL NOT CONTAIN ANY TRASH, RUBBAGE, CONSTRUCTION DEBRIS OR OTHER DISCARDED MATERIALS. THE AREA WILL NOT BE A DUNKYARD OR CONTAIN ANY DISCARDED/JUNKED VEHICLES OR EQUIPMENT. ANY STORAGE IN THIS AREA WILL CONTAIN CONSTRUCTION MATERIAL AND VEHICLES AND RECYCLABLE MATERIALS.

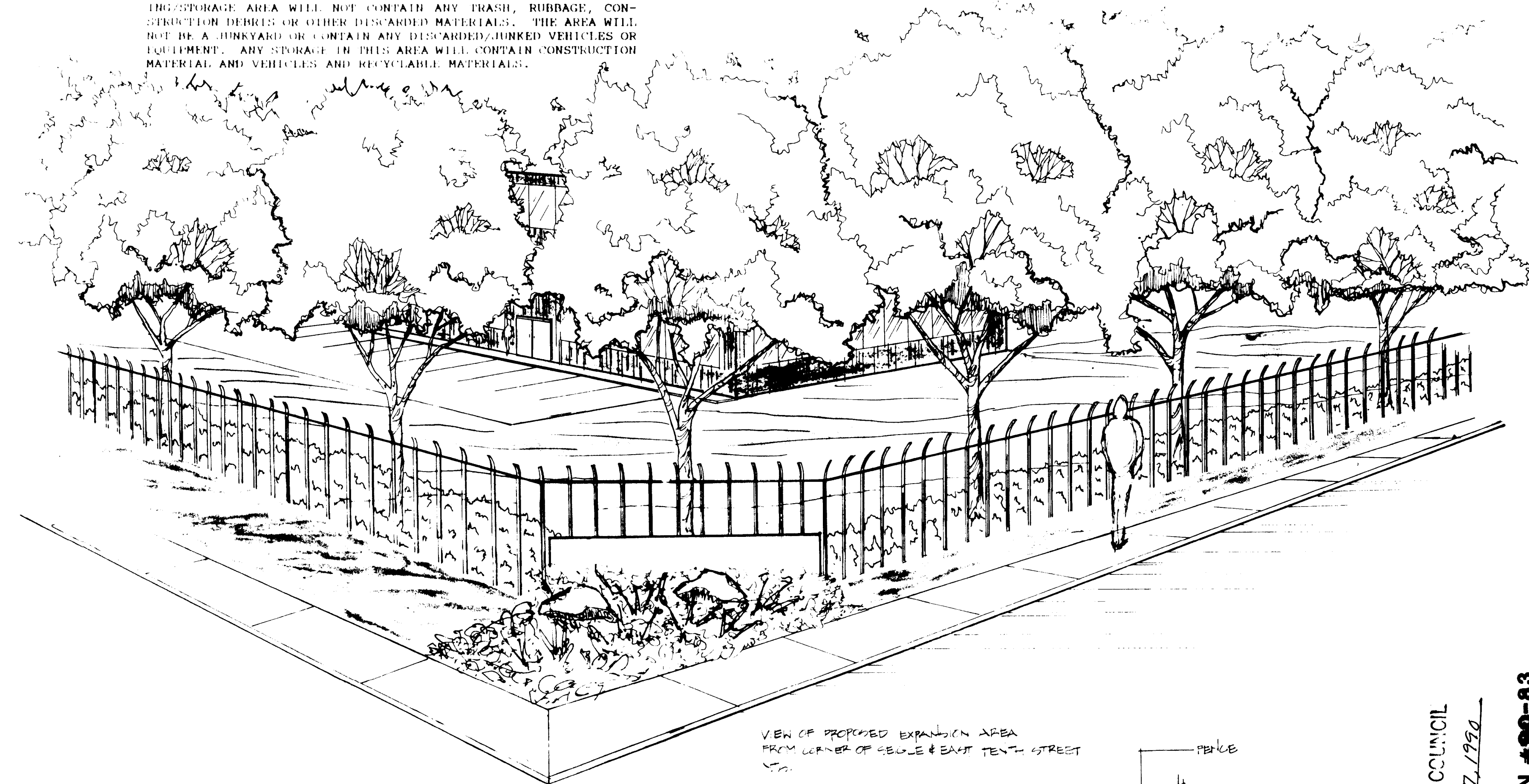
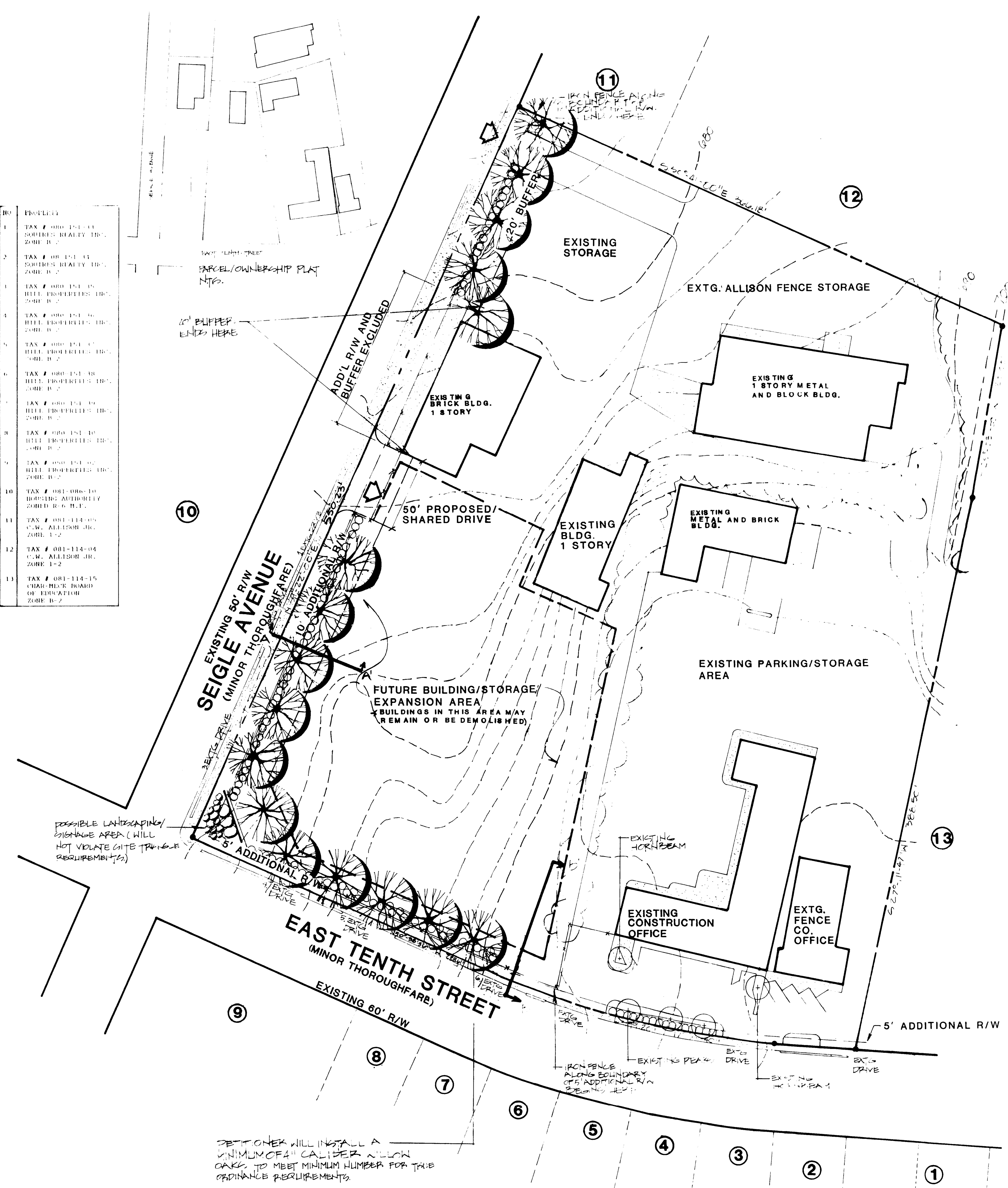


**VICINITY MAP**

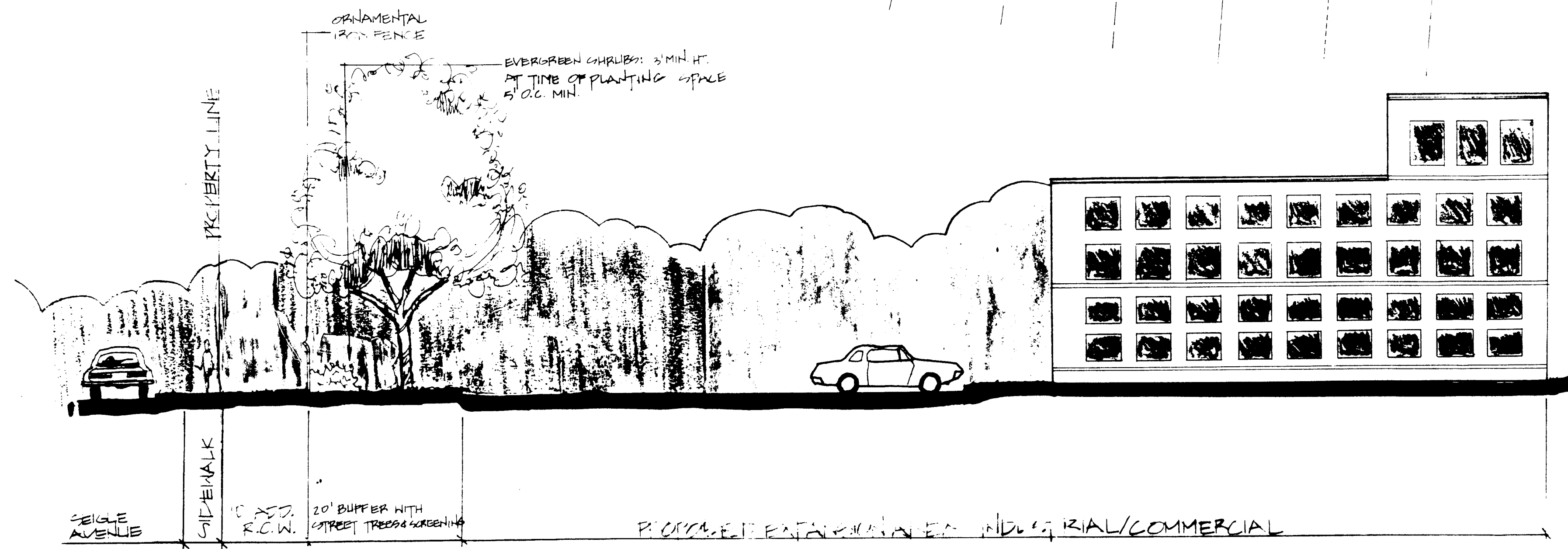
**DEVELOPMENT DATA:**

EXISTING ZONING:	B-2
PROPOSED ZONING:	1-2(CD)
EXISTING/PERMITTED USES:	CONSTRUCTION COMPANY FENCE COMPANY PICTURE FRAME MANUFACTURER LAMP MANUFACTURER OUTDOOR STORAGE (SEE NOTE #8)
OTHER PERMITTED USES SHALL BE ANY USE PERMITTED IN THE 1-1 DISTRICT EXCEPT THE FOLLOWING 1-2 USES SHALL BE PERMITTED:	
	3072.77
	.82
	.101
	.111
	44,000 S.F. EXISTING BUILDING
	80,000 S.F. FUTURE EXPANSION (FOR ENTIRE SITE)
	129,000 S.F. MAXIMUM TOTAL DEVELOPMENT

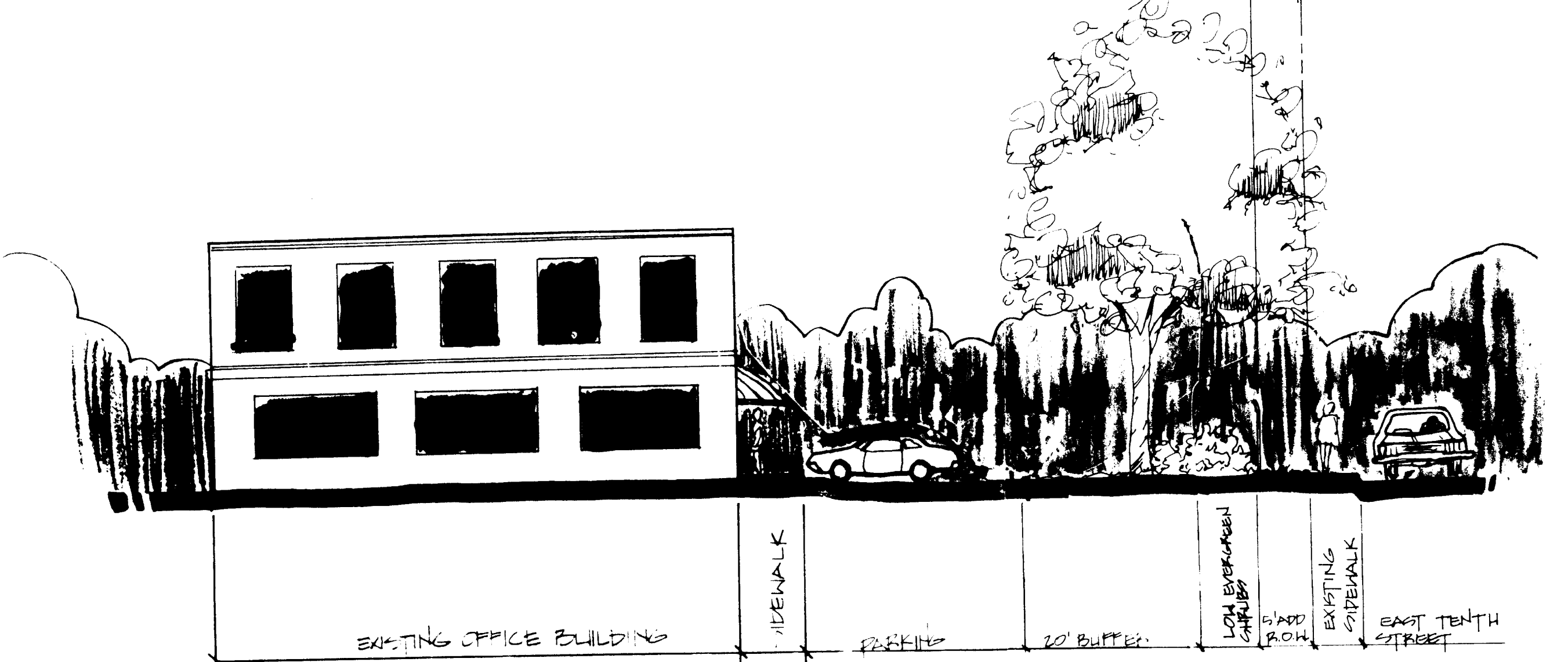
NO.	REVISION
1	TAX # 080-151-01
2	TAX # 080-151-02
3	TAX # 080-151-03
4	TAX # 080-151-04
5	TAX # 080-151-05
6	TAX # 080-151-06
7	TAX # 080-151-07
8	TAX # 080-151-08
9	TAX # 080-151-09
10	TAX # 081-080-10
11	TAX # 081-111-01
12	TAX # 081-111-02
13	TAX # 081-111-03



VIEW OF PROPOSED EXPANSION AREA FROM CORNER OF SEIGLE & EAST TENTH STREET



ARCHITECTURAL SECTION THROUGH DEVELOPMENT PARALLEL TO SEIGLE AVENUE



ARCHITECTURAL SECTION THROUGH DEVELOPMENT PARALLEL TO SEIGLE AVENUE

APPROVED BY CITY COUNCIL  
DATE December 17, 1990

REVISED FOR PUBLIC HEARING: PETITION #90-83

Project: **CROWDER CONSTRUCTION/ ALLISON FENCE COMPANY, INC.**  
Sheet Title: **C.D. REZONING SITE PLAN**

Revisions	No.	Date	Description
	1	9/1/90	INITIAL PLAN
	2	9/1/90	FOR PUBLIC HEARING
	3	9/1/90	FOR ZONING COMMITTEE
	4	9/1/90	FOR HEARING
	5	9/1/90	COMMENTS
	6	9/1/90	COMMENTS

Project Number: **28766**  
Sheet: **1** of **1**

