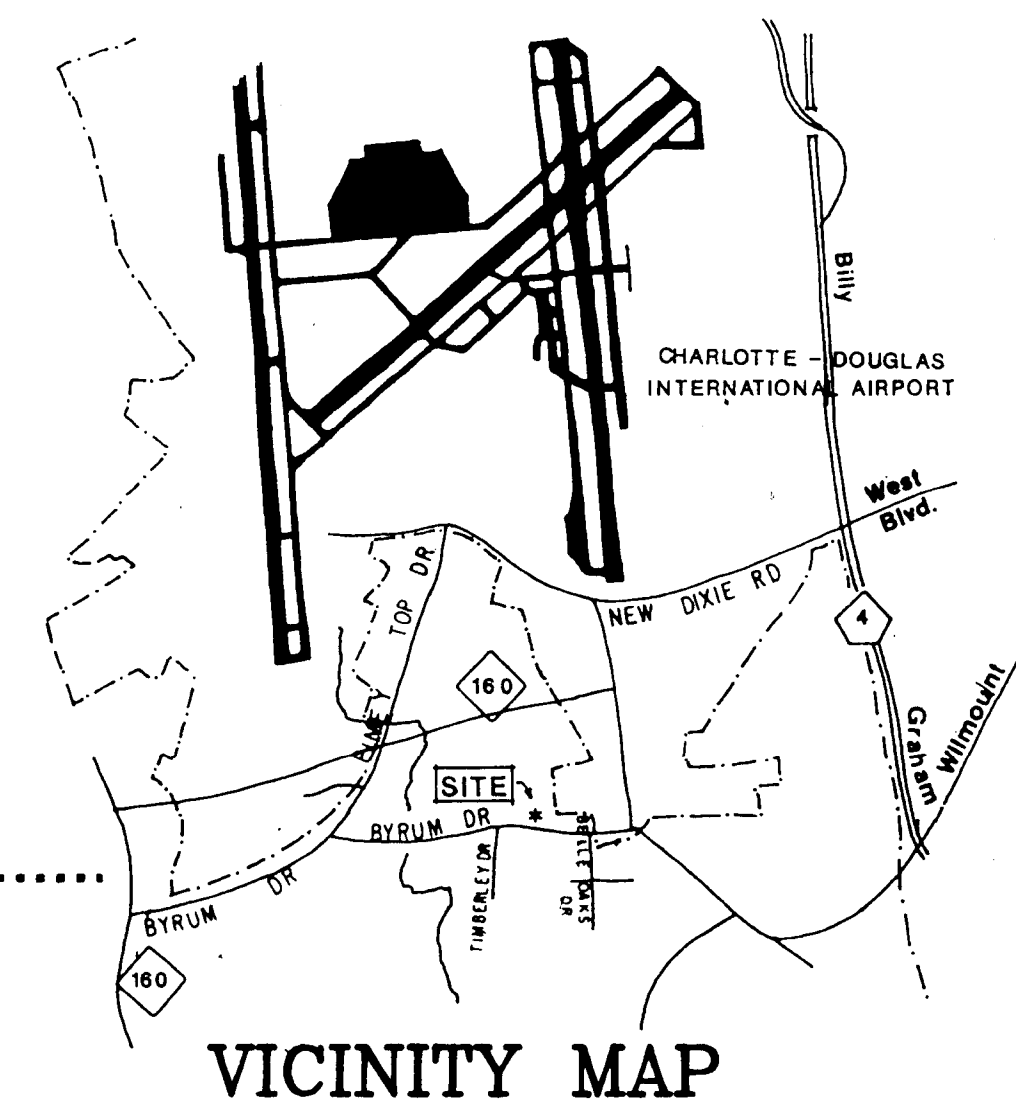
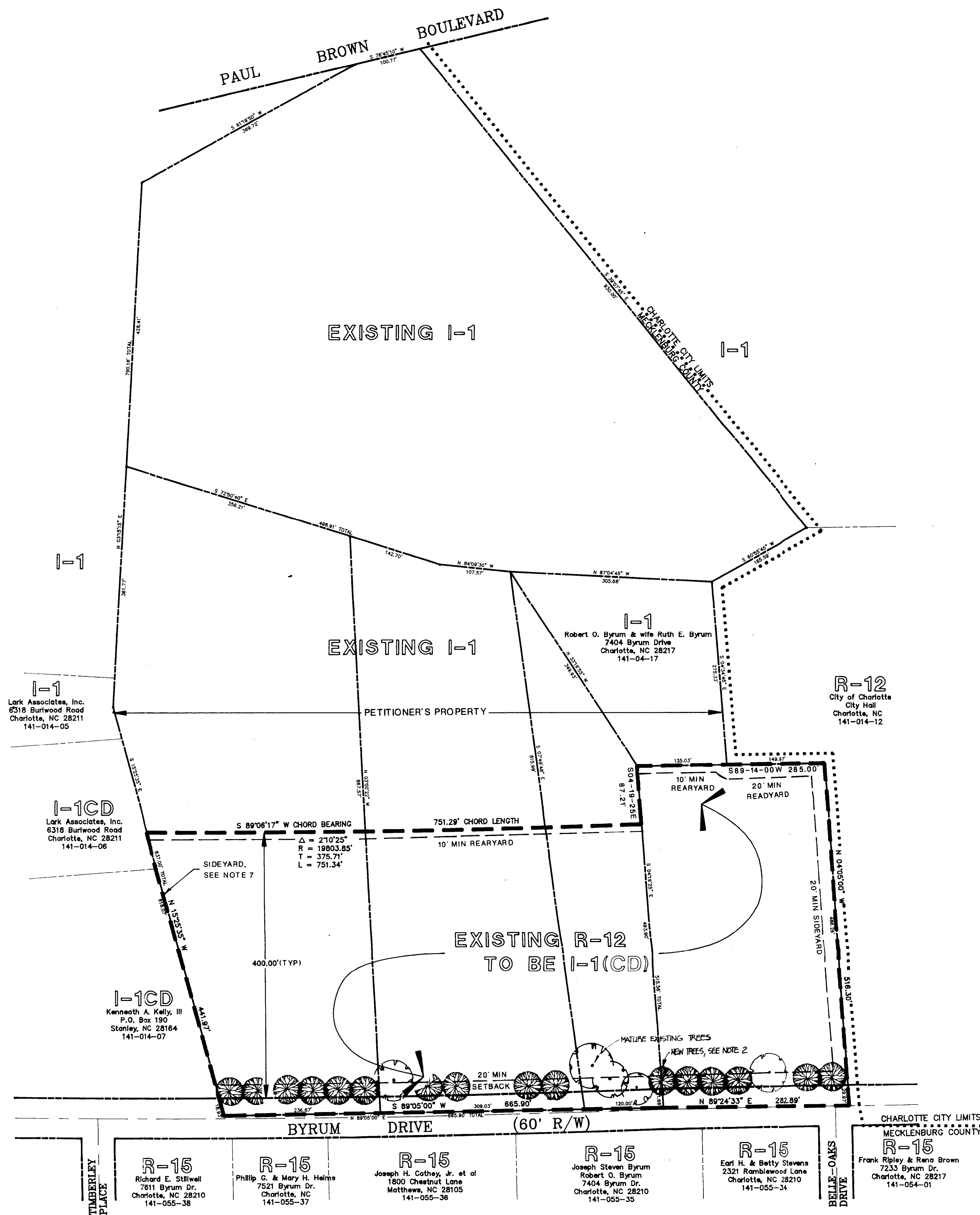


DEVELOPMENT DATA

SITE AREA TO BE REZONED	9.84± ACRES
EXISTING ZONING	R-12
PROPOSED ZONING	I-1(CD)
PERMITTED USES	ALL THOSE ALLOWED IN I-1 DISTRICT
MAX. BLDG. SQ. FT.	320,000

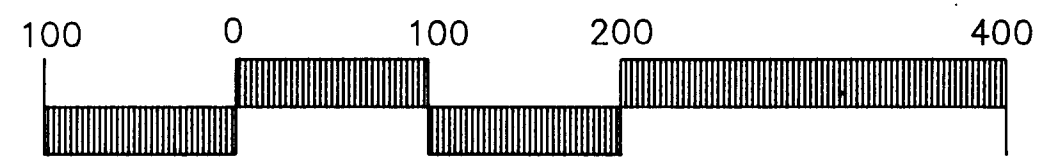
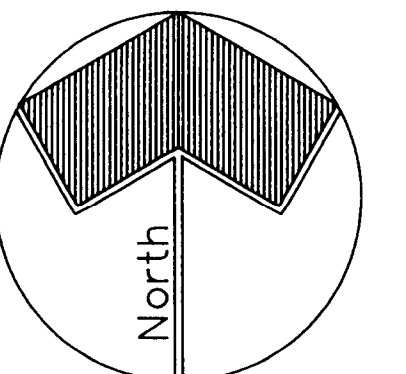
NOTES

- Boundary information from surveys by A.V. Blankenship, October 17, 1960; Robert Earl Stephenson, September 24, 1974; and Glenn M. Cathey, July 21, 1981.
- Upon development of the project, large maturing shade trees will be installed along Byrum Drive at 50' intervals, subject to future location of driveway or street connections. (If trees other than Willow Oak trees are used, spacing will be at 40' on center).
- Driveways from Byrum Drive to this site will be permitted. All requirements of the applicable D.O.T. regulations will be followed when driveway permits are requested.
- All reasonable efforts will be taken during construction to preserve existing trees and protect them from damage during construction of the project. Special care shall be taken to provide barricades to protect the root zone of the existing trees shown along Byrum Drive (see Sheet 40.16 of the Mecklenburg County Land Development Standards Manual). Existing trees shown shall be preserved, provided however, that one tree may be removed if necessary to accommodate driveway access to the site.
- Billboards will not be allowed, but all other signage allowed in the I-1 District shall be allowed in accordance with applicable regulations.
- 10' rear yards will apply only if sites are developed separately from I-1 sites. If developed together with I-1 zoning, rear yards are not required.
- Side yards shall be provided as per I-1 requirements (0' or 4' minimum).



APPROVED BY COUNTY COMMISSION
DATE April 1, 1991

C. Frances Byrum
91-2(c)



Project Manager
ED
Drawn By
AEW
Checked By
LRM
Date
10-29-90
Project Number
90062

Revisions:
12-21-90 REVISIONS PER PLANNING STAFF REVIEW COMMENTS



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

Rezoning Plan • Petition No.

Byrum Industrial Park
for
Byrum Industries
Mecklenburg County, North Carolina

Scale:
1"=100'
Sheet Number
RZ-1
Of 1 Total