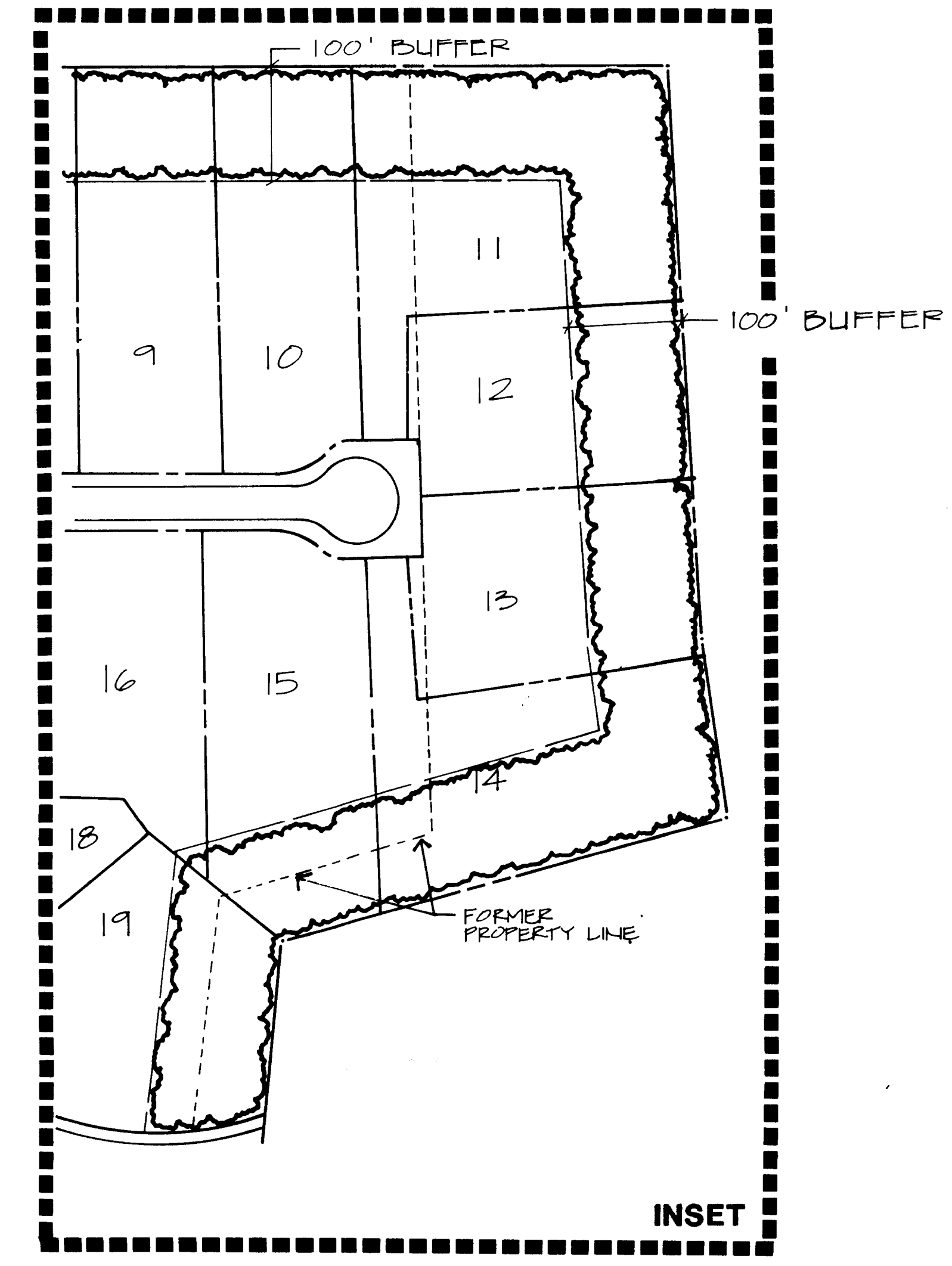
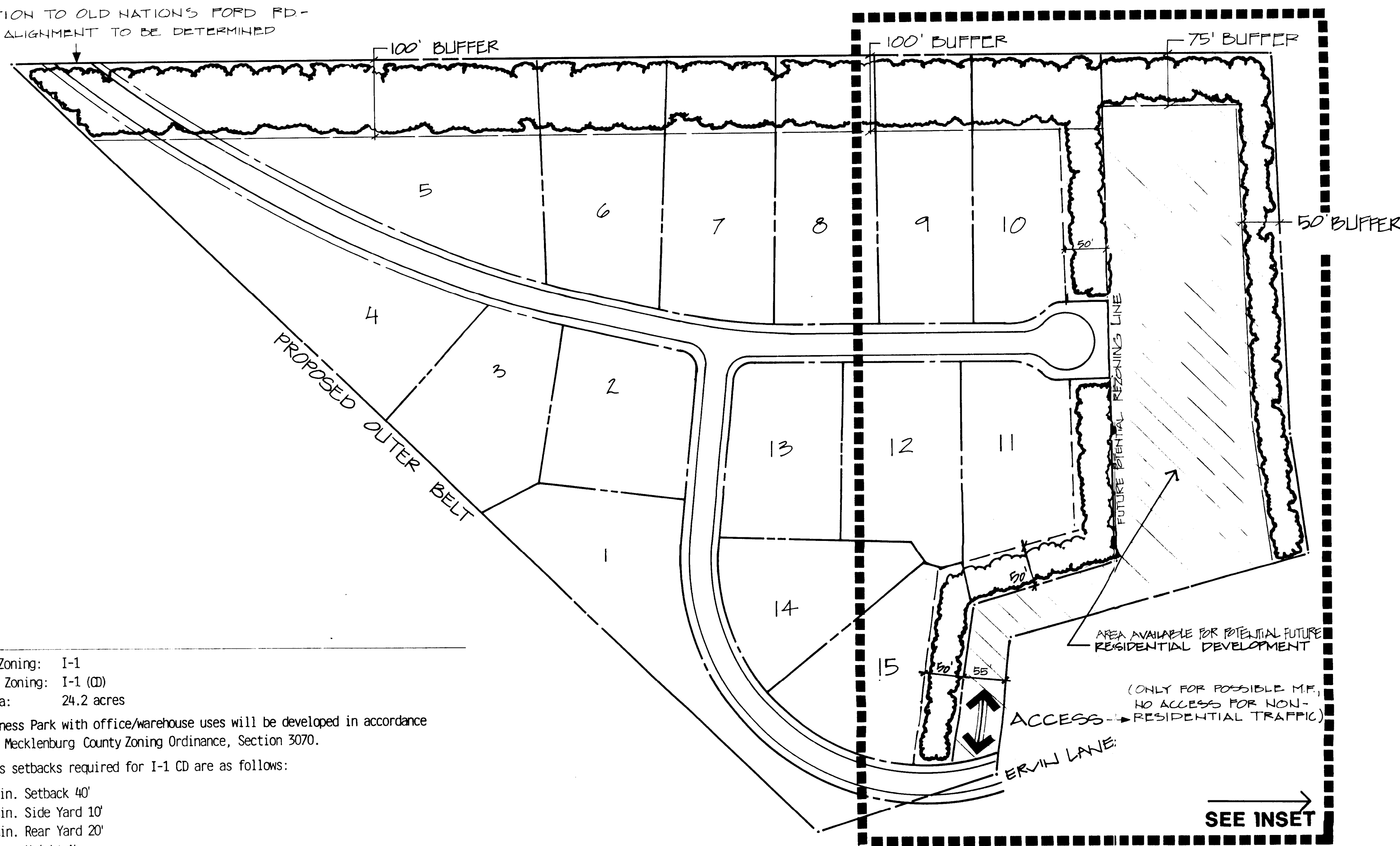


CONNECTION TO OLD NATIONS FORD RD -
PRECISE ALIGNMENT TO BE DETERMINED



Notes

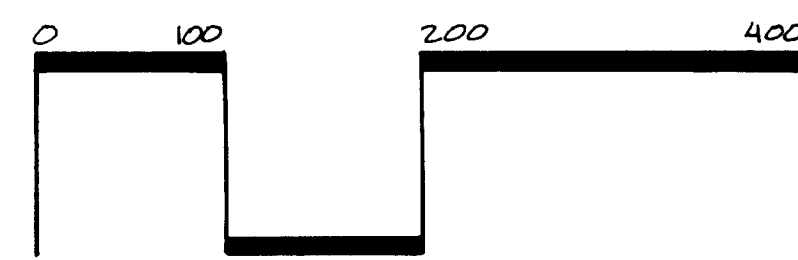
1. Current Zoning: I-1
Proposed Zoning: I-1 (CD)
Site Area: 24.2 acres
2. The Business Park with office/warehouse uses will be developed in accordance with the Mecklenburg County Zoning Ordinance, Section 3070.
3. The yards setbacks required for I-1 CD are as follows:
Min. Setback 40'
Min. Side Yard 10'
Min. Rear Yard 20'
Max. Height None
4. Buffers for adjacent properties will be provided as shown on the Plan.

5. This Site Plan shows an area of approximately 3.9± acres that is to be reserved for ten (10) years from the date this rezoning is approved by the Mecklenburg County Commission for potential residential development. Because a rezoning will be necessary prior to the time that such 3.9 acre parcel may be developed for residential purposes, the property owner will cooperate fully with the developer in an effort to rezone this property to R-6 MF or other appropriate residential district, preferably under a parallel conditional rezoning. Before such a rezoning is initiated, however, actual arrangements for the financing and firm plans for the development and construction of at least 30 units must be presented to and approved by the Owner. Such approval will not be unreasonably withheld.

If the residential development is undertaken not for profit, the Owner will donate the 3.9± acre parcel free of charge to the appropriate donee. The Owner will transfer title to such 3.9± acres to the appropriate donee immediately upon being presented with a building permit for the construction of at least 30 residential units. If the residential development is undertaken for profit, the Owner will sell the 3.9± ac. to the developer at its fair market value. If the property is sold by the Owner to a residential developer who will develop the property for profit, title may be transferred at such time as the parties may agree. If title has not been transferred by the Owner of the property to a developer, whether for profit or not for profit, within the above referenced 10 year time period, the reservation of the 3.9± acres for residential development will cease and such property may be developed by the Owner as part of the I-1 (CD) office/warehouse complex in a fashion consistent with the insert shown on the site plan.

6. Parking areas will be screened from public rights-of-way and the area for residential development with a mixture of evergreen and deciduous vegetation.
7. Service areas will be screened from public rights-of-way and adjacent property with a mixture of evergreen and deciduous vegetation.
8. The permitted use shall be warehousing with offices to support the warehousing uses.
9. Parking and signage shall be developed in accordance with all applicable ordinance standards except that no billboards will be permitted.
10. The site shall be developed so as to create an appropriate and aesthetic streetscape appearance through the appropriate placement of site elements and structures and the use of planting, landscaping and aesthetic placement of shrubs and trees.
11. The location of driveway and roadway access will be approximately as shown on the site plan.
12. This illustrative site plan is not intended to depict the precise locations of any structures, areas, or uses.
13. Buffer areas are to remain as undisturbed areas and will not be used for any sort of developmental purposes.
14. In the event that the 3.9± acres depicted on the site plan are not used for residential purposes, then the 50' buffer shown between the industrial park and the residential area may be abandoned as buffer and used in conjunction with the industrial park.
15. Total maximum building area for development not including area for potential residential development is 336, 375± S.F.
16. If the area currently reserved for potential residential development is later developed as part of the Industrial Park, the maximum building area for this parcel shall be 88, 320± S.F.
17. Non residential traffic associated with the site shall not be accessed from Ervin Lane and shall be so restricted by means of barricade or other suitable methods. Access to the site shall be via a connection to Old Nations Ford Road as shown. Furthermore, in the event that the 3.9 +/- acre site reserved for multi-family purposes is so developed, then said area will be accessed from Ervin Lane, but there shall be no vehicular connection between the multi-family area and the industrial area along Ervin Lane.

APPROVED BY COMMUNITY COMMISSION
DATE March 21, 1994
94-80



Project Manager	SRT
Drawn By	PF
Checked By	
Date	10/3/86
Project Number	#86064

Revisions
10-20-86: ADD NOTES 15&16.
10-22-86: REVISE NOTE 8, ADD NOTE 17.
2-15-94: REVISED BUFFER WIDTHS, ACCESS POINT, NOTE #17, & NUMBER OF LOTS

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SCHEMATIC SITE PLAN
PROCTOR SITE
PROPOSED INDUSTRIAL DEVELOPMENT

Scale	1" = 100'
Sheet Number	
Of	Total