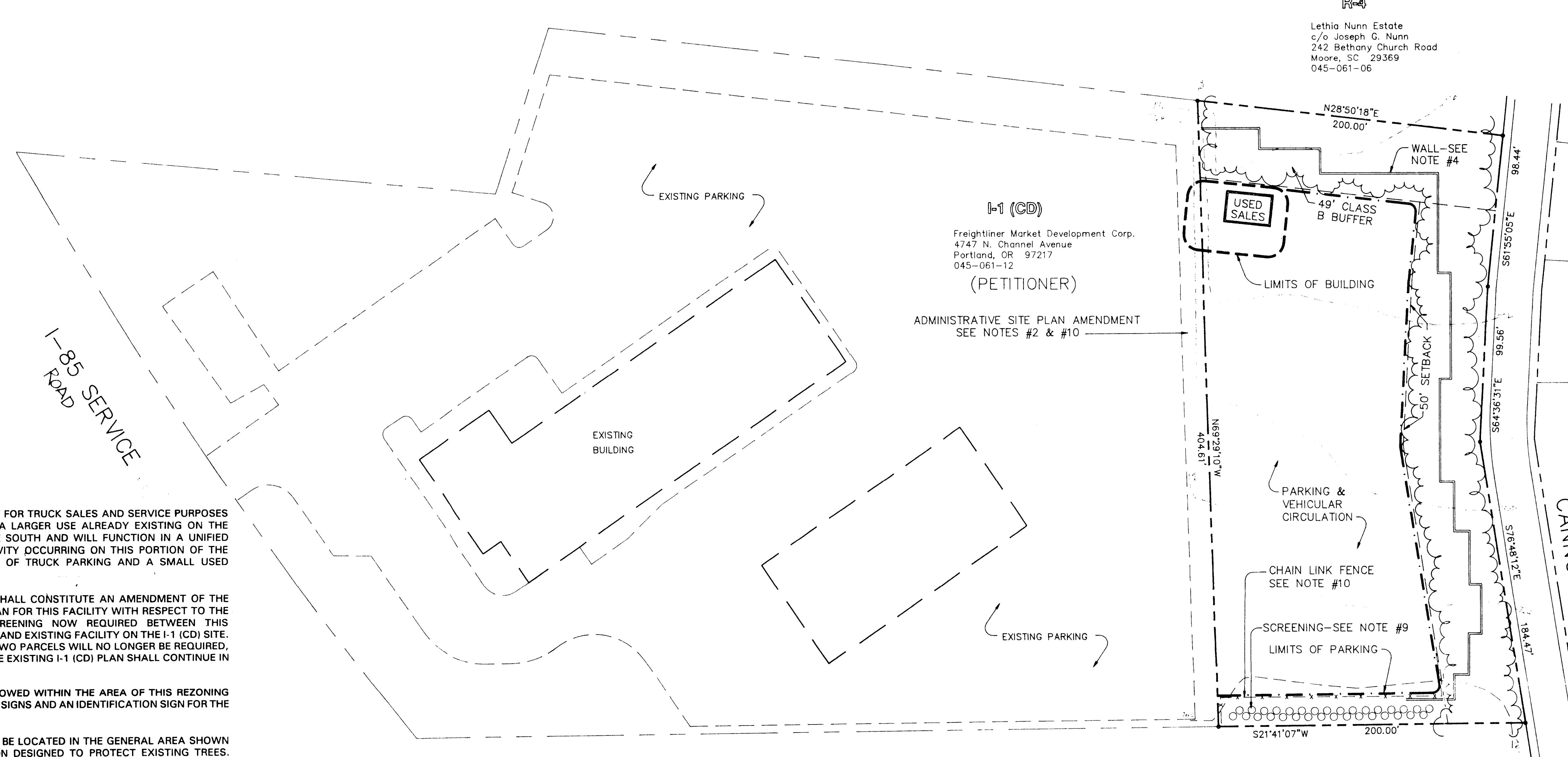


**GENERAL NOTES**

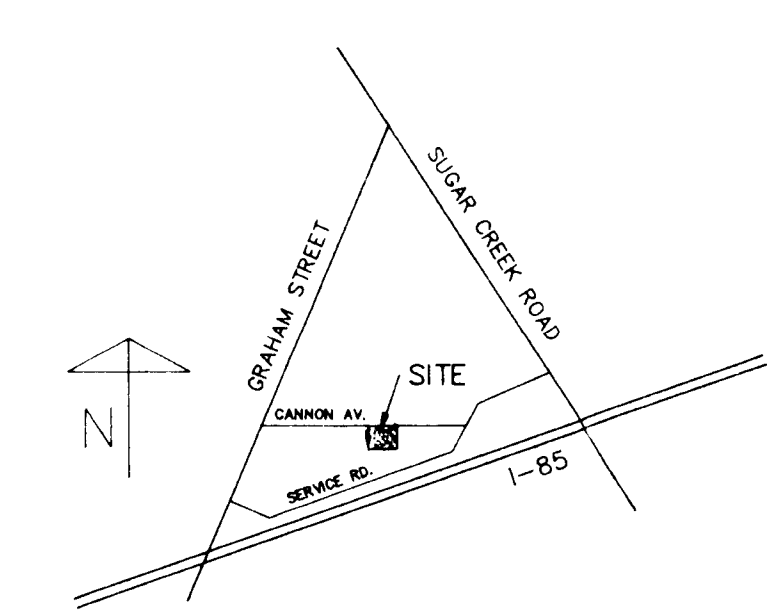
1. THE USE OF THIS PROPERTY FOR TRUCK SALES AND SERVICE PURPOSES IS DESIGNED AS PART OF A LARGER USE ALREADY EXISTING ON THE ADJACENT PARCEL TO THE SOUTH AND WILL FUNCTION IN A UNIFIED MANNER. THE ONLY ACTIVITY OCCURRING ON THIS PORTION OF THE PROPERTY SHALL CONSIST OF TRUCK PARKING AND A SMALL USED TRUCK SALES OFFICE.
2. APPROVAL OF THIS PLAN SHALL CONSTITUTE AN AMENDMENT OF THE ADJACENT I-1 (CD) SITE PLAN FOR THIS FACILITY WITH RESPECT TO THE PARKING LIMITS AND SCREENING NOW REQUIRED BETWEEN THIS PROPOSED B-2 (CD) PARCEL AND EXISTING FACILITY ON THE I-1 (CD) SITE. SCREENING BETWEEN THE TWO PARCELS WILL NO LONGER BE REQUIRED, BUT OTHER ASPECTS OF THE EXISTING I-1 (CD) PLAN SHALL CONTINUE IN EFFECT.
3. NO SIGNAGE SHALL BE ALLOWED WITHIN THE AREA OF THIS REZONING EXCEPT TRAFFIC DIRECTION SIGNS AND AN IDENTIFICATION SIGN FOR THE SALES OFFICE.
4. THE SIX FOOT WALL SHALL BE LOCATED IN THE GENERAL AREA SHOWN WITH THE EXACT LOCATION DESIGNED TO PROTECT EXISTING TREES. THIS WALL SHALL BE OF A DECORATIVE DESIGN OF EITHER WOOD OR WOOD AND BRICK MATERIALS.
5. THE BUFFER AREA ON THE WEST SIDE SHALL, AS A MINIMUM, MEET THE PLANTING REQUIREMENTS OF THE ZONING ORDINANCE. EXISTING TREES IN THE BUFFER AREAS TO THE EAST AND WEST SHALL BE PROTECTED AND PRESERVED IN ACCORDANCE WITH BUFFER REQUIREMENTS. NO SITE GRADING MAY EXTEND MORE THAN 10 FEET INTO THE BUFFERS OR CANNON AVENUE SETBACKS, AND THESE AREAS SHALL NOT BE DISTURBED EXCEPT FOR THE WALL, SECURITY FENCING, AND UTILITIES.
6. STORM WATER CONTROL SHALL OCCUR THROUGH USE OF THE EXISTING FACILITY AT THE SOUTHEAST CORNER OF THE LARGER I-1 (CD) PARCEL. IF ANY ALTERNATIVE DEVICE IS NECESSARY, IT SHALL MEET ALL REGULATORY STANDARDS.
7. BOUNDARY INFORMATION FROM A PROPOSED SITE PLAN BY GARY FRANCESCHI/ARCHITECT, REVISED DATED MARCH 13, 1985.
8. THE AREA WITHIN THIS REZONING SHALL COMPLY WITH ALL REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE.
9. SCREENING SHALL BE PROVIDED TO COMPLY WITH ALL REQUIREMENTS OF SECTION 12.303 AND BUFFERS WILL COMPLY WITH REQUIREMENTS OF SECTION 12.302 OF THE CHARLOTTE ZONING ORDINANCE.
10. A CHAIN LINK FENCE SHALL BE INSTALLED ALONG THE INSIDE EDGE OF THE REQUIRED BUFFER. THE EXISTING CHAIN LINK FENCE AND SCREENING BETWEEN THE EXISTING DEVELOPMENT AND AREA OF THIS REZONING SHALL BE REMOVED IN CONJUNCTION WITH THE PARKING AREA EXPANSION.



**SITE DATA**

SITE AREA: 1.687 ACRES  
 EXISTING ZONING: R-4  
 PROPOSED ZONING: B-2 (CD)  
 PROPOSED USE: TRUCK SALES & SERVICE  
 MAXIMUM BUILDING AREA: 800 SQ. FT. (ON 1.687 ACRE TRACT)

**B-2**  
 The Executive Building Company  
 4210 Yancey Road  
 Charlotte, NC 28244  
 045-061-13



**APPROVED BY CITY COUNCIL**  
 DATE 04/18/94  
 94-16

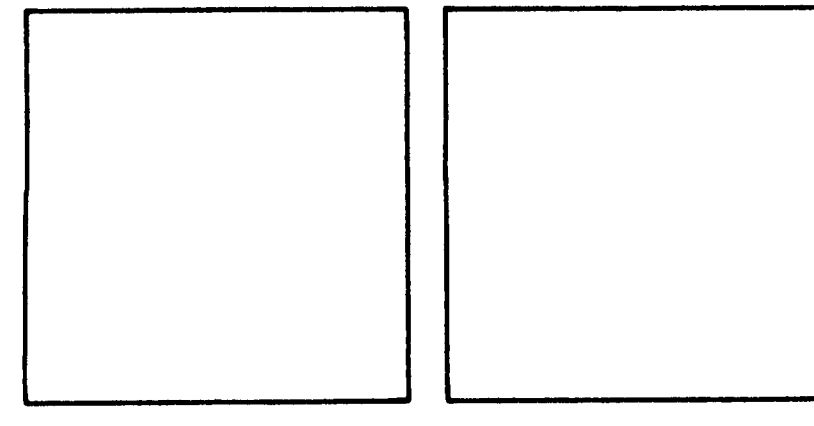
North

0 40 80 160

For Public Hearing

Project Manager  
 RLE  
 Drawn By  
 RLE  
 Checked By  
 LRM  
 Date  
 12-30-93  
 Project Number  
 93100

REVISIONS:  
 2-18-94: PER PLANNING STAFF COMMENTS



**DPR**  
 DESIGN · PLANNING · RESEARCH

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

Rezoning Plan • Petition No. 94-16

**FREIGHTLINER**  
 CHARLOTTE, NORTH CAROLINA

Scale:  
 1" = 40'

Sheet Number  
**RZ-1**

Of Total

V3100\93100\931.DWG