



ColeJenest

119 East Seventh Street
Charlotte, NC 28202
704.276.1555

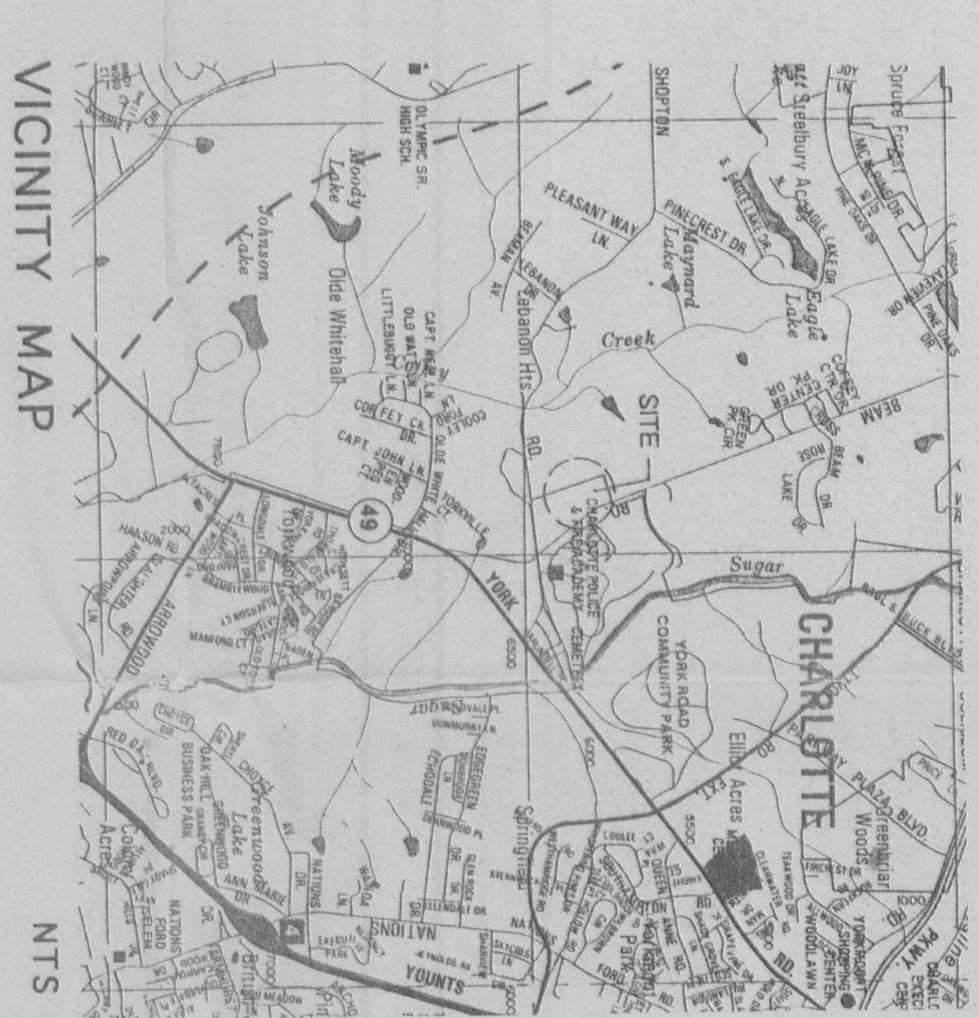
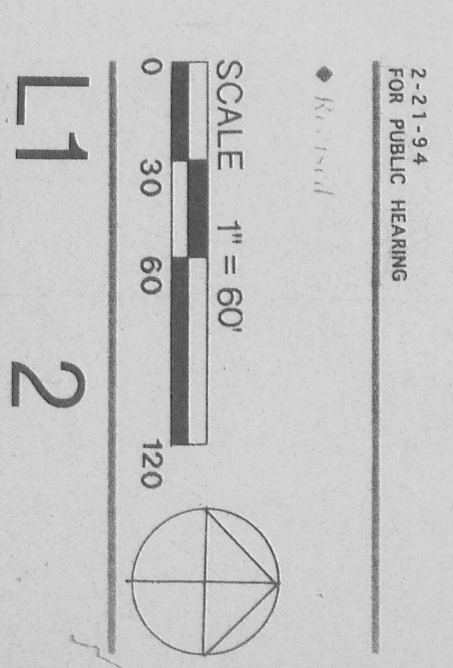
CRESCENT RESOURCES
INC.
400 South Tryon Street
Suite 1300
P.O. Box 1003
Charlotte, NC 28201-1003

BEAM ROAD
PROPERTY

APPROVED BY CITY COUNCIL
DATE 9/21/94

CONDITIONAL
MASTER PLAN

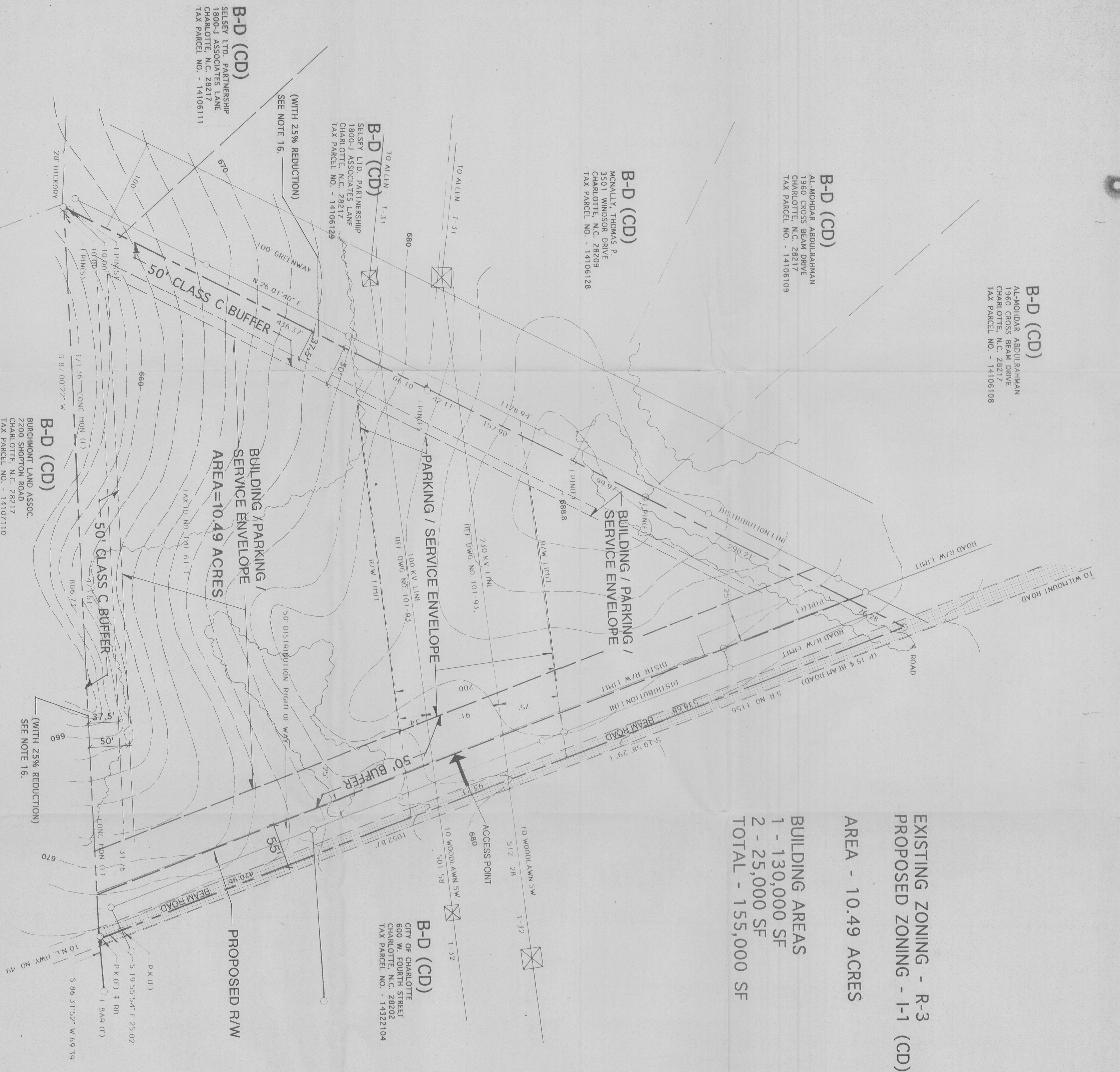
3/30/94 PER ZONING COMMITTEE
RECOMMENDATION



EXISTING ZONING - R-3
PROPOSED ZONING - I-1 (CD)
AREA - 10.49 ACRES
BUILDING AREAS
1 - 130,000 SF
2 - 25,000 SF
TOTAL - 155,000 SF

NOTES

1. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE PROPOSED ZONING ORDNANCE EXCEPT AS OTHERWISE NOTED ON INDICATED.
2. LEFT-FIVE (5) FEET FROM CENTERLINE OF BEAM ROAD SHALL BE MAINTAINED AS OPEN SPACE FROM ROW TO ROW TO INSURE A BUILDING PERMITS.
3. A MINIMUM FIFTY (50) FOOT BUFFER SHALL BE MAINTAINED WHERE THE PROPERTY ABUTS THE PROPOSED BEAM ROAD ROAD RIGHT-OF-WAY. NO PARKING OR BUILDING SHALL OCCUR WITHIN THIS AREA.
4. ALL SERVICE AND LOADING AREAS SHALL BE SCREENED AND COMPARED TO THE CITY OF CHARLOTTE ZONING ORDNANCE.
5. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDNANCE.
6. VEHICULAR ACCESS TO THE PROPERTY SHALL BE LIMITED TO ONE (1) DRIVEWAY ON THE SOUTH SIDE OF THE SITE. SEE NOTE 1 ON THE ILLUSTRATIVE MASTER PLAN.
7. ALL SPACES SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDNANCE.
8. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDNANCE.
9. EXISTING VEGETATION TO REMAIN (IF ANY) AND/OR PROPOSED VEGETATION TO BE PLANTED SHALL BE IDENTIFIED ON THE ILLUSTRATIVE MASTER PLAN.
10. ALL CONDITIONS REQUIRED BY THIS PLAN (RIGHT-OF-WAY DEDICATION, BUFFERS, ETC.) SHALL BE IMPLEMENTED CONCURRENT WITH CONSTRUCTION OF EACH BUILDING.
11. FIRE HYDRANTS SHALL BE INSTALLED TO MEET CHARLOTTE FIRE DEPARTMENT REQUIREMENTS.
12. NEW PUBLIC UTILITIES SHALL BE INSTALLED IN THE CIRCLED AREA AND SHALL BE IDENTIFIED ON THE ILLUSTRATIVE MASTER PLAN.
13. ALL UTILITIES SHALL CONFORM TO CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
14. PLANTED TREES (IF DEVELOPED IN THE FUTURE) SHALL BE SUBJECT TO APPROVAL BY CITY TREE TECHNICIAN.
15. PLANS SHALL CONFORM TO THE CITY OF CHARLOTTE SUBDIVISION ORDNANCE.
16. CLASS C BUFFER REQUIREMENTS ALONG THE SOUTH AND WEST PROPERTY LINES MAY BE REDUCED TO 25% OF THE FULL BUFFER WITH THE ALTERNATE BUFFER PLAN REVIEW PROCESS PROVIDED OF THE CITY OF CHARLOTTE ZONING ORDNANCE.
17. FIRE HYDRANTS SHALL BE INSTALLED WITHIN 750 FEET AS ACCESSIBLE POINT OF ALL BUILDINGS. BUILDINGS USED FOR HIGH PILED STORAGE SHALL COMPLY WITH CHAPTER 38 OF THE STATE FIRE PREVENTION AND ENFORCEMENT AGREEMENTS SHALL MEET CITY OF CHARLOTTE REQUIREMENTS.
18. CURB, GUTTER, DOW AND ENCLOSURE AGREEMENTS SHALL MEET CITY OF CHARLOTTE REQUIREMENTS.
19. SITE SHALL CONFORM TO CITY OF CHARLOTTE TREE ORDINANCE.
20. ADJACENT PROPERTY OWNER SHALL CONSTRUCT LEFT TURN LANE IN BEAM ROAD WITH A MINIMUM 150 FEET OF STORAGE. A 200' BUFFER FROM THE PROPERTY LINE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
21. ADEQUATE SIGHT DISTANCE TRIANGLES SHALL BE RESERVED AT THE PROPOSED INTERSECTION. TWO (2) X 30' AND ONE (1) X 70' TRIANGLES SHALL BE PROVIDED FOR EACH APPROACH TO THE INTERSECTION. TRIANGLES SHALL BE FREE OF TREES, BENCHES, WALLS, FENCES AND/OR IDENTIFICATION SIGNS.



B-D (CD)
AL-MOHADAR ABDURRAHMAN
1960 CROSS BEAM DRIVE
CHARLOTTE, N.C. 28217
TAX PARCEL NO. - 14106108

B-D (CD)
AL-MOHADAR ABDURRAHMAN
1960 CROSS BEAM DRIVE
CHARLOTTE, N.C. 28217
TAX PARCEL NO. - 14106109

B-D (CD)
MCNALLY, THOMAS P.
3501 WINDSOR DRIVE
CHARLOTTE, N.C. 28209
TAX PARCEL NO. - 14106128

B-D (CD)
SELSEY LTD. PARTNERSHIP
1800-J ASSOCIATES LANE
CHARLOTTE, N.C. 28217
TAX PARCEL NO. - 14106129

B-D (CD)
SELSEY LTD. PARTNERSHIP
1800-J ASSOCIATES LANE
CHARLOTTE, N.C. 28217
TAX PARCEL NO. - 14106111

B-D (CD)
BURGHMONT LAND ASSOC.
2200 SHOPTON ROAD
CHARLOTTE, N.C. 28217
TAX PARCEL NO. - 14107110

B-D (CD)
CITY OF CHARLOTTE
600 W. FOURTH STREET
CHARLOTTE, N.C. 28202
TAX PARCEL NO. - 14322104

ADJACENT PROPERTY OWNERS FROM 1-4-94 PRINTOUT
(MECKLENBURG COUNTY TAX OFFICE)

BOUNDARY SURVEY BY DUKE POWER COMPANY,
POST OFFICE BOX 11007, CHARLOTTE, NORTH
CAROLINA, 28201-1007, DATED, MAY 8, 1992.
REFERENCE DRAWING NO. 13-94. CONTOUR
INFORMATION FROM CITY OF CHARLOTTE.