



ColeJenest

179 East Seventh Street  
Suite 1300  
Charlotte, NC 28202  
P.O. Box 1003  
Charlotte, NC 28201-1003  
Tel: 704.376.1555

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

BEAM ROAD  
PROPERTY

APPROVED BY CITY COUNCIL  
DATE 08/13/94  
94-17

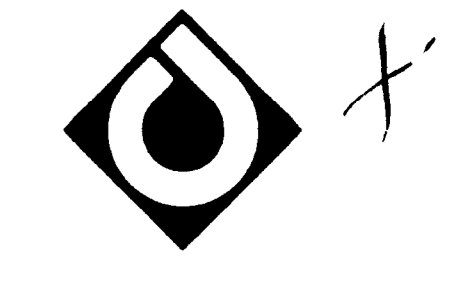
CONDITIONAL  
MASTER PLAN

660  
1-4-94

3/30/94 PER ZONING COMM  
RECOMMENDATION.

2-21-94 FOR PUBLIC HEARING

SCALE 1" = 60'  
0 30 60 120  
L1 2



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INC.  
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BEAM ROAD  
PROPERTY

ILLUSTRATIVE  
MASTER PLAN

660  
1-4-94

2-21-94 FOR PUBLIC HEARING

SCALE 1" = 60'  
0 30 60 120  
L2 2

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

B-D (CD)  
AL-MOHADAR ABDULRAHMAN  
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

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SELSEY LTD. PARTNERSHIP  
1800-J ASSOCIATES LANE  
CHARLOTTE, N.C. 28217  
TAX PARCEL NO. - 14106111

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

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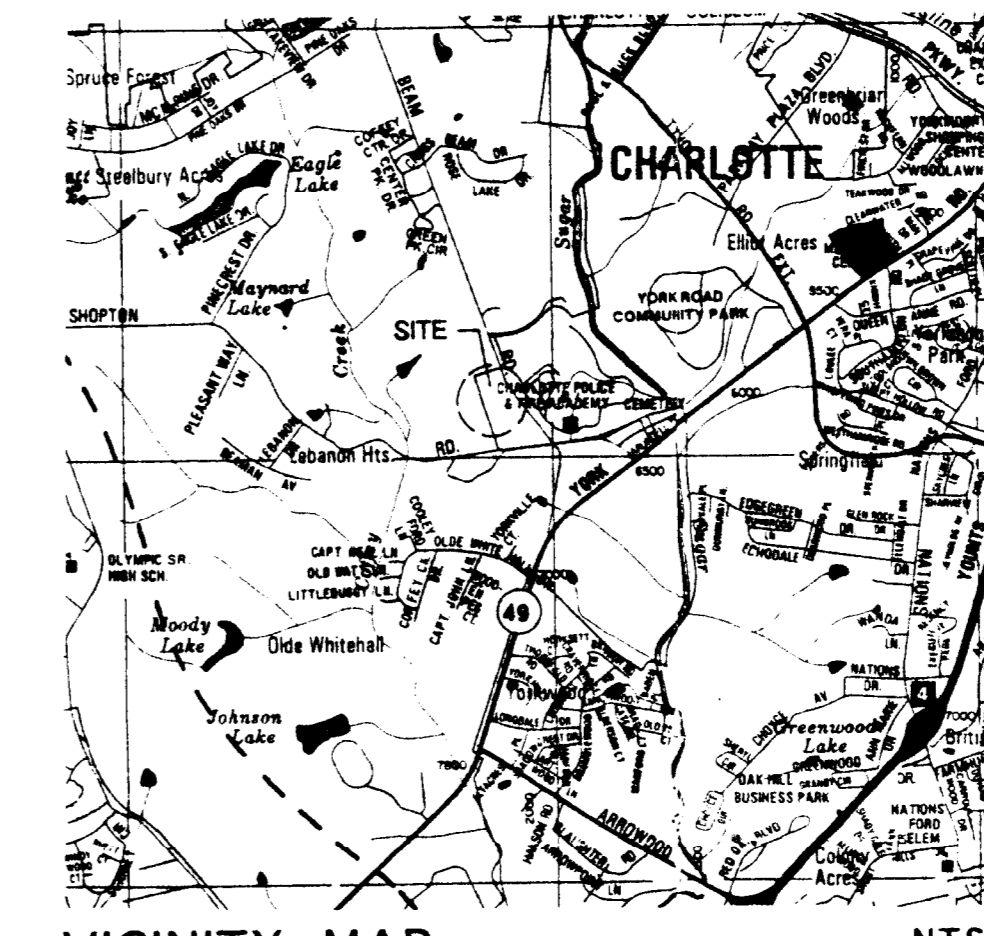
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EXISTING ZONING - R-3  
PROPOSED ZONING - I-1 (CD)

AREA - 10.49 ACRES

BUILDING AREAS  
1 - 130,000 SF  
2 - 25,000 SF  
TOTAL - 155,000 SF



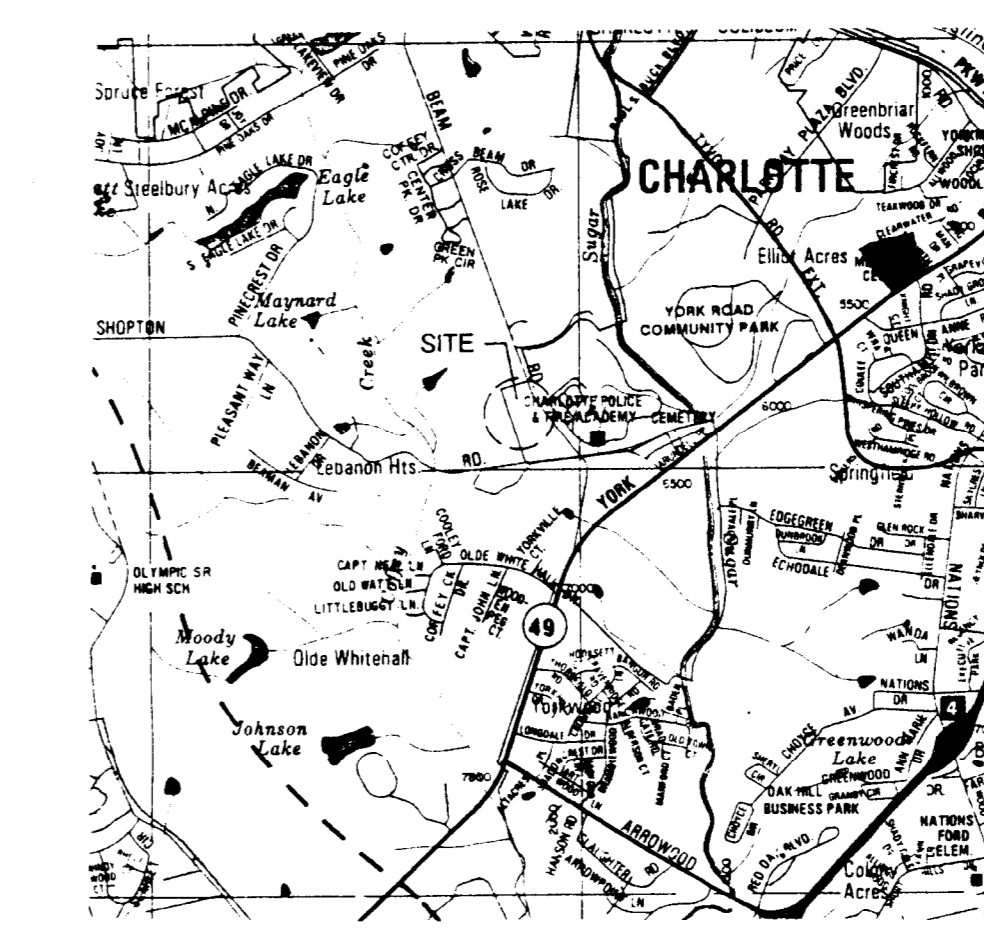
VICINITY MAP NTS

NOTES

1. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE PARALLEL DISTRICT SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE EXCEPT AS OTHERWISE NOTED ON THIS PLAN.
2. SETBACKS (50) FEET FROM CENTERLINE OF BEAM ROAD SHALL BE MAINTAINED FROM THE PROPOSED BEAM ROAD. RIGHT-OF-WAY (50) FEET FROM THE BEAM ROAD CENTERLINE. NO PARKING OR BUILDING SHALL OCCUR WITHIN THIS AREA.
3. A MINIMUM FIFTY (50) FOOT BUFFER SHALL BE MAINTAINED WHERE THE PROPERTY ADJUTS THE PROPOSED BEAM ROAD. RIGHT-OF-WAY (50) FEET FROM THE BEAM ROAD CENTERLINE. NO PARKING OR BUILDING SHALL OCCUR WITHIN THIS AREA.
4. ALL SERVICE AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
5. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
6. VEHICULAR ACCESS TO THE PROPERTY SHALL BE LIMITED TO THE NUMBER OF ACCESS POINTS NOTED ON THE PLAN. SEE NOTE 1 ON THE ILLUSTRATIVE MASTER PLAN.
7. ALL SIGNAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. NO PART OF THE REGULATORY FLOOD PLAN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
9. EXISTING VEGETATION TO REMAIN OF ANY AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
10. ALL CONDITIONS REQUIRED BY THIS PLAN (RIGHT-OF-WAY LOCATION, BUFFERS, ETC.) SHALL BE IMPLEMENTED CONCURRENT WITH CONSTRUCTION OF EACH BUILDING.
11. FIRE HYDRANTS SHALL BE INSTALLED TO MEET CHARLOTTE-MECKLENBURG BUILDING STANDARDS DEPARTMENT CRITERIA. BEST DESIGN STANDARDS AS PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT MANUAL.
12. NEW PUBLIC STREETS TO BE DEVELOPED IN THE FUTURE SHALL MEET DESIGN STANDARDS AS PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT MANUAL.
13. ALL DRIVEWAYS SHALL CONFORM TO CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
14. PLANTED VEGETATION TO REMAIN IN THE FUTURE SHALL BE MAINTAINED. PLANT MATERIAL IN BEDDINGS ARE SUBJECT TO APPROVAL BY CITY TREE TECHNICIAN.
15. PLANS SHALL CONFORM TO THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
16. CLASS C BUFFER REQUIREMENTS ALONG THE SOUTH AND WEST PROPERTY LINES MAY BE REDUCED OR ELIMINATED BASED UPON PROPERTY LINES. ALL REDUCTIONS SHALL BE IN ACCORDANCE WITH THE ALTERNATE BUFFER PLAN REVIEW PROCESS. EXISTING BUFFER OR EXISTING PROPERTIES IN ACCORDANCE WITH THE ALTERNATE BUFFER PLAN REVIEW PROCESS SHALL REMAIN.
17. FIRE TRUCK TRAVEL OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS, BUILDINGS USED FOR HIGH PILED STORAGE SHALL COMPLY WITH CHAPTER 36 OF THE STATE FIRE PROTECTION CODE.
18. CURB, GUTTER, STORM DRAINAGE, SIDEWALKS, GRADING, SIGNAGE, SETBACKS AND DIMENSIONAL AGREEMENTS SHALL MEET CITY OF CHARLOTTE REQUIREMENTS.
19. SITE SHALL CONFORM TO CITY OF CHARLOTTE TREE ORDINANCE.
20. DEVELOPER/PROPERTY OWNER SHALL CONDUCT EFT SURVEY ALONG BEAM ROAD WITH A MINIMUM 150 FEET SETBACK. A 20' WAY STRIP AND 4:1 THROUGH LAW FENCES DESIGN SHALL MEET CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS.
21. ANGLE DISTANCE TRIANGLES SHALL BE MAINTAINED AT THE PROPOSED ENTRANCE. TWO 35' X 35' AND TWO 10' X 10' RIGHT TRIANGLES SHALL BE MAINTAINED. THE SHARP TRIANGLES SHALL BE FREE OF TREES, BEAMS, WALLS, FENCES AND/OR OBSTRUCTIONS.

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

BOUNDARY SURVEY BY DUKE POWER COMPANY, POST OFFICE BOX 1007, CHARLOTTE, NORTH CAROLINA 28201-1007, DATED, MAY 8, 1992, REFERENCE DRAWING NO. 15-94. CONTOUR INFORMATION FROM CITY OF CHARLOTTE.



VICINITY MAP NTS

NOTES

1. THIS PLAN IS ILLUSTRATIVE IN NATURE AND DEPICTS A GENERAL LAYOUT BASED ON CRITERIA ESTABLISHED BY THE CONDITIONAL MASTER PLAN. NUMBER, LOCATION, SIZE AND ORIENTATION OF BUILDING, PARKING AND SERVICE CONFIGURATIONS MAY VARY WITHIN EACH BUILDING-PARKING-SERVICE ENVELOPE. ACCESS POINTS MAY SHIFT AS REQUIRED.
2. THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION. PLANTING SHALL NOT BE LOCATED IN PUBLIC RIGHT-OF-WAYS.

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