ColeJenest

Land Planning Landscape Architecture

The Shelton Companies

3600 One First Union Center, 301 S. College Street Charlotte, NC 28202 (704) 348-2200/Fax (704) 348-2260

W T HARRIS BLVD.

PROPERTY

CONDITIONAL

PETITION # 95-37

2/24/95

◆ Issued

REZONING PLAN

119 East Seventh Street Suite 2C Charlotte North Carolina 28202

Tele 704.376.1555

HICKORY GROVE RD.

VICINITY MAP NTS

SITE ACREAGE: **2.91 ACRES** I-2 & O-1 EXISTING ZONING: PROPOSED ZONING: B-D (CD)

PROPOSED USE: MAXIMUM BUILDING

46,000 SF

STORAGE WAREHOUSES (SEE NOTES)

NOTES:

AREA:

- USES PERMITTED ON THIS SITE SHALL BE LIMITED TO STORAGE WAREHOUSES AND ALL USES (INCLUDING ACCESSORY USES) ALLOWED IN THE O-1 ZONING
- 2. THE BUFFER AREA SHALL BE KEPT OPEN EXCEPT FOR NECESSARY DRIVEWAY ACCESSES, UTILITY CROSSINGS, SIDEWALKS, AND PERMITTED SIGNS. GRADING MAY OCCUR WITHIN THE BUFFER AREAS, BUT ANY DISTURBED AREAS SHALL BE REPLANTED AND A FENCE INSTALLED
- 3. REQUIRED STORMWATER CONTROL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF CHARLOTTE'S STORMWATER MANUAL AND LOCATED OUTSIDE OF ANY REQUIRED BUFFER.
- 6. ALL DEVELOPMENTS SHALL COMPLY WITH THE
- BECAUSE OF THE EXTREME DEPTH OF THE RAILROAD RIGHT-OF-WAY ALONG THE SOUTHERLY EDGE OF THE PROPERTY, A 20-FOOT WIDE BUFFER IS SHOWN. A VARIANCE MAY BE REQUIRED BY THE CITY OF CHARLOTTE
- 8. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN
- 9. THE OFFICE WILL BE BRICK WITH A SLOPED SHINGLED ROOF. FENCING AT THE ENTRANCE WILL BE BRICK COLUMNS WITH
- 10. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750', AS THE FIRE ALL BUILDINGS.
- 11. REFERENCED SURVEY BY E.S.P. ASSOCIATES, P.A. DATED 12-19-94 FOR BOUNDARY INFORMATION, ALL EXISTING

107-302-97

6835 EAST W.T. HARRIS BOULEVARD CHARLOTTE, NORTH CAROLINA 28215

- TO MEET ALL THE REQUIREMENTS OF THE CLASS C BUFFER OR CLASS A BUFFER WHICHEVER APPLIES.
- 4. ONLY GROUND MOUNTED SIGNAGE SHALL BE ERECTED THE SIZE OF SIGN SHALL BE LIMITED TO 4' IN HEIGHT AND 50 SQUARE FEET, AND THE LOCATION SHALL BE LIMITED TO ASPHALT DRIVE.
- 5. PARKING SHALL BE PROVIDED SO AS TO BE SUFFICIENT TO SATISFY THE MINIMUM OFF-STREET PARKING STANDARDS ESTABLISHED BY THE ORDINANCE.
- REQUIREMENTS OF THE CITY'S TREE ORDINANCE, AND SCREENING SHALL BE INSTALLED AS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- ZONING BOARD OF ADJUSTMENT TO CONSIDER THIS BUFFER WIDTH. IF THAT REQUEST IS NOT GRANTED, THE FULL BUFFER SHALL BE REQUIRED.
- THE PROPERTY.
- SIMULATED WROUGHT IRON RAILINGS.
- TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF
- EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY.

ROBERT H. MORRIS, TRUSTEE AND GRACE HELMS, Et. Al. 4414 MAJOR STREET CHARLOTTE, NORTH CAROLINA 28208

107-312-02 CONTROL SERVICES COMPANY

SECTION C-C NTS

ELEV. 800 WT HARRIS BLVD. (R/W VARIES)

790.

780

DETAILS A-A & B-B

A-A PLAN NTS

B-B PLAN NTS

WOODEN FENCE

SECTION NTS

4 X 4 POSTS

DETAIL OF FENCE NTS

6 FT HT.

TYPICAL 100' SECTION

TYPICAL 100' SECTION

SLOPE NOT TO EXCEED 3:1.

- 6 EVERGREEN TREES

- 3 EVERGREEN TREES

- 2 LG. MATURING DECIDUOUS TREES

WIDTH VARIES

FINISHED SIDE OF FENCE SHALL FACE ABUTTING PROPERTIES.

- 1/2" MAX SPAC'G

1 X 6 PICKETS

-4 LG. MATURING DECIDUOUS TREES

- EDGE OF BUILDING

RAILROAD R/W

PROPERTY LINE

EDGE OF BUILDING

PROPERTY LINE/ RIGHT-OF-WAY

099-293-02

- PERIMETER TREES PER CITY

PROPOSED WALL IF REQUIRED BY SITE CONSTRAINTS.

- EXT'G. 2:1 SLOPE

-- PROPOSED BLDG.

PROPOSED GRADE

EXT'G. GRADE

OF CHARLOTTE TREE ORDINANCE.

36" HT, 4'O.C. AT INSTALLATION, CAPABLE OF

ATTAINING MIN. HEIGHT OF 15' AT MATURITY

WARD WHITE COMPANY

POST OFFICE BOX 560066

CHARLOTTE, NORTH CAROLINA 28256

, EVERGREEN HEDGEROW LÖCATED JUST BEHIND HARRIS BLVD. R/W.

ACCESS POINT

16.5' CLASS C BUFFER -

10' REAR YARD-

NORFOLK SOUTHERN RAII DOAN

N 720 03, 07" W J

20' CLASS A BUFFER WITH-

FENCE PENDING ZONING VARIANCE

APPROVAL. -SEE NOTE #7.

c/o R. CHRIS CHILLINGWORTH

SAN MARINO, CALIFORNIA 91108

099-312-01

JACK LIEBAU (Et. AI)

665 CANTERBURY ROAD

WITH FENCE

-20' SETBACK

R-17 MF

BUILDING/PARKING

ENVELOPE

SEE ATTACHED CONDOMINIUM OWNERS LIST

CONCRETE BRIDGE

FOR ADJACENT PROPERTY OWNERS THIS AREA.

R-12 MF (CD)

R-17 MF -

4/17/95 FOR PUBLIC HEARING

