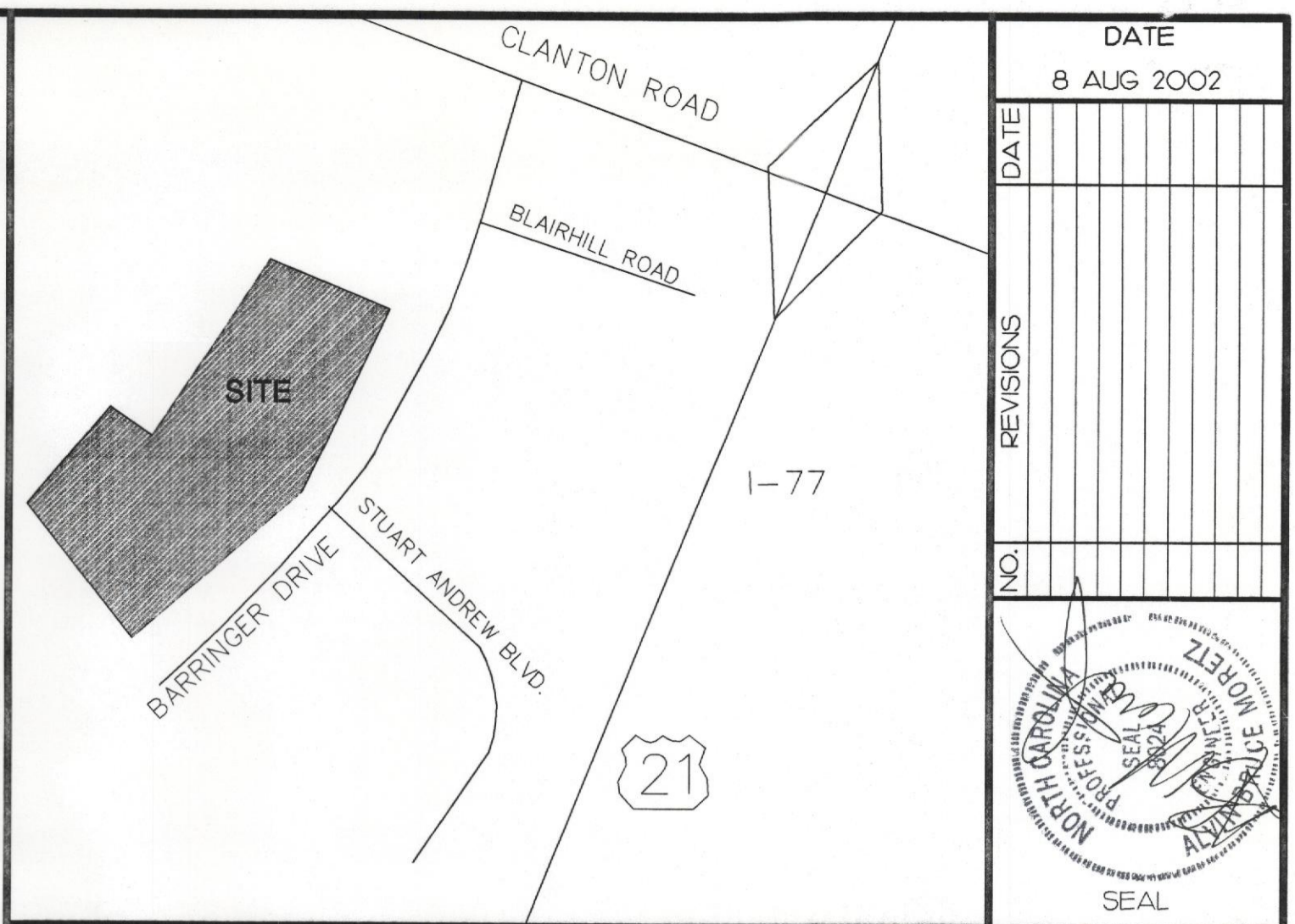


LOT B:

THE FOLLOWING TECHNICAL NOTES ARE APPLICABLE TO LOT "B" ONLY. THE FOLLOWING IS COPY OF DEVELOPMENT NOTES THAT APPEARED ON THE PREVIOUSLY APPROVED REZONING PETITION FOR D.L. PHILLIPS PROPERTY. AS PART OF THIS REZONING PETITION NOTE NO. 1 HAS BEEN MODIFIED TO PROPORTION THE 135,000 SF. BUILDING BETWEEN LOT "A" AND LOT "B". NOTE NO. 3 MAX. BUILDING HEIGHT WAS MODIFIED.

1. NOT MORE THAN 80,000 SQ. FT. OF BUILDINGS SHALL BE CONSTRUCTED ON LOT "B".
2. A FIFTY FOOT BUFFER STRIP ADJACENT TO ANY PROPERTY ZONED OTHER THAN I-2 MUST ALWAYS REMAIN IN ITS UNDISTURBED NATURAL CONDITION EXCEPT THAT ADDITIONAL PLANTINGS OR OTHER ALLOWED PLANTINGS CAN BE MADE WITHIN THIS BUFFER STRIP TO COMPLY WITH THE NORMAL SCREENING REQUIREMENTS OF I-1 ZONING. THIS BUFFER AREA MAY BE USED TO SATISFY BUILDING SETBACK REQUIREMENTS.
3. NO BUILDING OF MORE THAN ONE STORY OR OVER 30' IN HEIGHT SHALL BE CONSTRUCTED ON THIS PROPERTY.
4. ALL PARKING AREAS, DRIVEWAYS, AND WALKWAYS SHALL BE PAVED.
5. ONLY THOSE USES INDICATED IN 5.6 BELOW SHALL BE PERMITTED. ALL OTHER PROVISIONS OF I-1 ZONING SHALL BE APPLICABLE TO THIS PROPERTY.
6. PERMITTED USES: (UNLESS LISTED BELOW, OTHER USES PROHIBITED) ASSEMBLY OF PREVIOUSLY PREPARED PARTS INTO A FINISHED PRODUCT EXCEPT AS OTHERWISE RESTRICTED FOR I-1 ZONING; BOOK BINDING; PLASTIC PRODUCTS FABRICATION OR ASSEMBLY FROM PREVIOUSLY PREPARED PLASTIC MATERIALS; REPAIR OF ANY GOODS, EQUIPMENT, THE MANUFACTURE, ASSEMBLY OR SALES OF WHICH ARE PERMITTED IN I-1 ZONING; WAREHOUSING; WHOLESALE SALES AND STORAGE (INCLUDING ASSOCIATED RETAIL SALES); ACCESSORY USES, CLEARLY INCIDENTAL TO THE PERMITTED PRINCIPAL USE OR STRUCTURES ON THE LOT. USES ABOVE WOULD BE ALLOWED BY RIGHT.
7. 100% OF RUNOFF FROM IMPERVIOUS (BUILDING, PARKING, PAVED AREAS, ETC.) AREAS ASSOCIATED WITH LOT "B" MUST UTILIZE THE PERMANENT DRAINAGE EASEMENT PROVIDED ON PARCEL "A" IN ORDER FOR STORMWATER RUNOFF TO REACH THE REGULATED FLOODWAY.



GENERAL NOTES

LOT "A"

THE FOLLOWING TECHNICAL NOTES ARE APPLICABLE TO LOT "A" ONLY.

1. THIS DEVELOPMENT CONSISTS OF OFF-STREET PARKING FOR NOT MORE THAN 30 VEHICLES NOT MORE THAN 30 TRAILERS, AND FUTURE BUILDINGS UP TO 50,000 SF. FOR USES PERMITTED IN THE I-2 DISTRICT.
2. PRIMARY VEHICULAR ACCESS WILL BE PROVIDED FROM BARRINGER DRIVE WITH TYPE 3 DRIVEWAYS AS SHOWN ON SCHEMATIC DEVELOPMENT PLAN. DRIVEWAYS ARE SUBJECT TO APPROVAL BY CDOT.
3. THE PROPOSED PARKING LOT IS TO BE GRAVEL AS SHOWN IN THE SCHEMATIC DEVELOPMENT PLAN. THERE SHALL BE NO STORMWATER DETENTION SINCE LOT IS CONTIGUOUS TO A REGULATED FLOODWAY.
4. LIGHTING FOR PARKING AREA SHALL BE PROVIDED BY OWNER OR DUKE POWER. LIGHT STANDARDS WILL BE ARRANGED IN A MANNER TO DIRECT LIGHT AND GLARE AWAY FROM RESIDENTIAL PROPERTY, AND BE NO MORE THAN 30' IN HEIGHT.
5. PARKING LOT SCREENING AND BUFFERS SHALL MEET OR EXCEED CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS FOR BUFFER AND SCREENING.
6. TRAFFIC CONTROL SIGNS AND DEVICES WILL CONFORM TO THE REQUIREMENTS OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
7. ALL EXISTING TREES, 8" DIAMETER AND GREATER, LOCATED WITHIN THE REQUIRED SETBACK SHALL BE PROTECTED AS PER THE TREE ORDINANCE.
8. ALL VEGETATION WITHIN THE IDENTIFIED BUFFER LIMITS SHALL BE MAINTAINED WITH EXCEPTION TO INSTALLATION OF UTILITIES AND CONSTRUCTION OF DRIVEWAYS. NO PLANTINGS SHALL BE MADE WITHIN FLOODWAY.
9. PETITIONER RESERVES THE RIGHT TO INSTALL DETACHED IDENTIFICATION SIGN ALONG BARRINGER DRIVE. SIGN HEIGHT AND FACE AREA SHALL BE IN ACCORDANCE WITH CITY OF CHARLOTTE SIGN ORD.
10. NO BUILDING OF MORE THAN ONE STORY OR OVER 40' IN HEIGHT SHALL BE CONSTRUCTED ON THIS PROPERTY.
11. STANDARD 2'-6" CURB AND GUTTER, AND ASSOCIATED STORM DRAINAGE ALONG PROPERTY FRONTAGE ON BARRINGER DR. CAN BE PROVIDED WITH THE INITIAL DEVELOPMENT PHASE (PARKING LOTS), IF DEEMED NECESSARY BY CDOT, AND CITY ENGINEERING.
12. PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, INCLUDING THE TREE ORDINANCE.
13. PETITIONER RESERVES THE RIGHT TO REMOVE OR MODIFY SOME OR ALL OF THE BUFFERING ALONG BARRINGER DR. REQUIRED FOR VISUAL SCREENING OF TRAILER AND VEHICLE PARKING WHEN THE OWNER CONVERTS THE SITE TO AN INDUSTRIAL USE WITHIN A BUILDING AT A FUTURE DATE.
14. PERMITTED USES FOR PROPOSED FUTURE BUILDING SHALL BE IN ACCORDANCE WITH USES PERMITTED IN THE I-2 ZONING DISTRICT INCLUDING PROPANE GAS STORAGE AND SALES.
15. NO LOADING DOCK SHALL BE CONSTRUCTED NOR ANY VEHICULAR TRAFFIC PERMITTED ALONG SIDE OF ANY BUILDING WHICH MAY BE CONSTRUCTED ON THE PROPERTY WHICH ADJUTS RESIDENTIALLY ZONED ADJOINING PROPERTY.

LOT A SITE DATA

1. SITE ACREAGE = 4.25 AC.
2. EXISTING ZONING = I-1 CD
3. PROPOSED ZONING = I-2 CD
4. PROPOSED USE = PROPANE GAS STORAGE AND SALES AND FUTURE BUILDINGS UP TO 50,000 S.F. FOR USES PERMITTED IN THE I-2 DISTRICT.
5. PARKING SUMMARY = PROVIDED PARKING AND BARRINGER STREET

LEGEND

- EXIST. CONTOUR HIGH
- EXIST. CONTOUR LOW
- BUFFER YARD
- PROPOSED BUILDING
- EXISTING PARKING
- EXT. ROW
- DRAINAGE EASEMENT
- FENCE LINE
- EXIST. SANITARY SEWER
- TREE LINE

96-41

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 6/26/2002

BY: MARTIN R. CRAMTON, JR.

DEVELOPMENT PLAN LOT "A"

SCALE: 1"=50'

DATE	8 AUG 2002
REVISIONS	
NO.	
DATE	
BY	
CHKD	
DATE	
PROJECT NUMBER	38-02
SHEET NUMBER	01 of 01

PROJECT: HERITAGE PROPANE SITE CONDITIONAL USE PERMIT CHARLOTTE, NORTH CAROLINA

SHEET TITLE: PROPOSED SITE LAYOUT

DRAWN BY: JDE

CHECKED BY: MSR

FILE NAME: BASE MAP

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: January 27, 2003

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 96-41 by D. L. Phillips Investment Builders, Inc.

Attached is a revised plan for the above rezoning petition. The plan has been revised to indicate propane gas storage and sales as an allowed industrial use (this is a clarification) and to eliminate the berm along Barringer Drive. Since these changes are minor and do not alter the intent of the approved plan, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy. **Note this site must still meet all other ordinance requirements.**