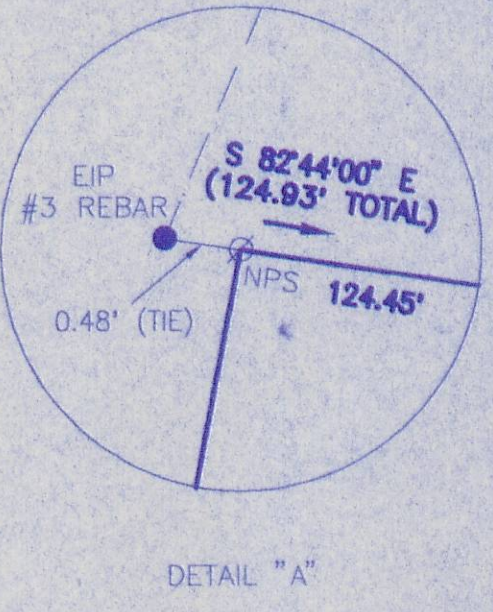


VICINITY MAP

**CONDITIONAL NOTES**

1. ALL DEVELOPMENT ON THE SITE SHALL COMPLY WITH ZONING ORDINANCE REQUIREMENTS AND STANDARDS PERTAINING TO OFF STREET PARKING, YARD DIMENSIONS, SIGNAGE, SCREENING/BUFFERS, LANDSCAPING, ETC.
2. PARCELS A AND B SHALL BE REZONED TO I-2(CD) TO PERMIT THE EXPANSION OF SOUTHEASTERN FREIGHT LINES AND PARCEL C SHALL BE REZONED TO R-4(CD) TO PERMIT THE EXPANSION OF SUGAW CREEK PARK.
3. THE PETITIONER SHALL DONATE PARCEL C TO THE MECKLENBURG COUNTY PARK AND RECREATION DEPARTMENT. THE DONATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMIT ASSOCIATED WITH SOUTHEASTERN FREIGHT LINES EXPANSION ON PARCELS A AND B. THE DONATION IS MADE PURSUANT TO SECTION 12.502 (12) OF THE CHARLOTTE ZONING ORDINANCE.
4. A FIRE HYDRANT IS REQUIRED WITHIN 750' OF THE MOST REMOTE POINT OF ANY BUILDING AS THE FIRE TRUCK TRAVELS.
5. PETITIONER SHALL ERECT A SECURITY FENCE (CHAIN LINK) BETWEEN THE FREIGHT LINES EXPANSION AREA AND THE ADJOINING SUGAW CREEK PARK.
6. NOT WITHSTANDING NOTE NO. 3, THE PETITIONER SHALL DEDICATE THE PARK AREA WITHIN ONE YEAR OF THE DATE OF THE ZONING APPROVAL.



DETAIL "A"

**SITE DATA**  
 EXISTING ZONING: R-9(CD), R-4  
 PROPOSED ZONING: R-4(CD), I-2(CD)  
 PROPOSED USE: R-4(CD) SUGAW CREEK PARK EXPANSION  
 I-2(CD) SOUTHEASTERN FREIGHT LINES EXPANSION  
 MAXIMUM BUILDING SQUARE FEET: 48,000 (PARCELS A & B ONLY)

**LEGEND**

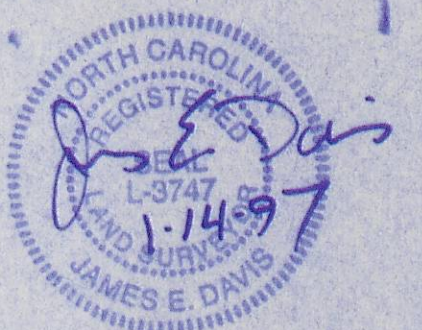
- ⊗ NO POINT SET
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- ▲ NCGS CONCRETE MONUMENT
- TIE LINE
- BOUNDARY AS SURVEYED
- BOUNDARY BY DEED OR PLAT
- RIGHT OF WAY
- EASEMENT
- CREEK OR BRANCH

- NOTES:**
- (1) RAW ANGULAR CLOSURE WAS 1:10,000+, MIS-CLOSURE DISTRIBUTED BY THE COMPASS RULE ADJUSTMENT METHOD.
  - (2) AREAS DETERMINED BY COORDINATE COMPUTATIONS.
  - (3) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

- REFERENCES:**
- (1) DEED REFERENCES AS SHOWN.
  - (2) MAP TITLED "MAP OF HOMEWOOD, PROPERTY OF INDEPENDENCE REALTY AND LOAN CORPORATION," DATED MARCH 1927, BY T.W. SECREST, MB 3 - PG 323.
  - (3) MAP TITLED "BOUNDARY SURVEY FOR SOUTHEASTERN FREIGHT, INC.," DATED APRIL 1985, BY CONCORD ENGINEERING & SURVEYING, INC. (JOB # 85-02-44).
  - (4) PRELIMINARY MAP "CHARLOTTE TERMINAL FOR SOUTHEASTERN FREIGHT LINES," DATED JANUARY 1989, BY DANA H. RUCKER & ASSOCIATES, INC.

THAT THIS IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION

*J.E. Davis* 1-14-97  
 1-3747 DATE



NCGS MONUMENT  
 DERITA 2  
 N: 567,350.86  
 E: 1,463,632.89

SHIRLEY L. JOHNSON & VIRGINIA L. HERRIN  
 11815 UNIVERSITY CITY BLVD.  
 CHARLOTTE, N.C. 28213  
 DB 6419 - PG 79  
 TAX PARCEL NO. 087-061-02  
 ZONED R9

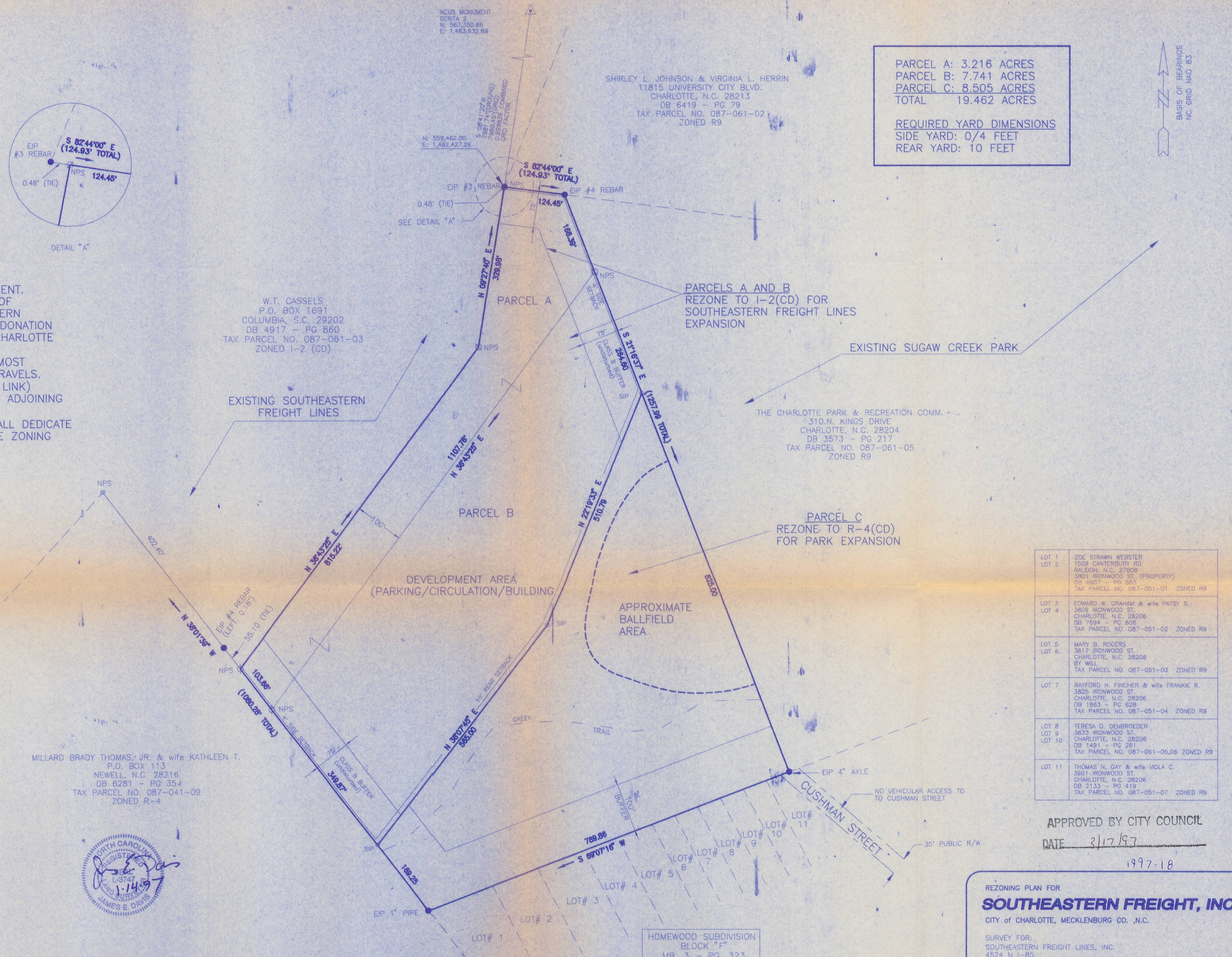
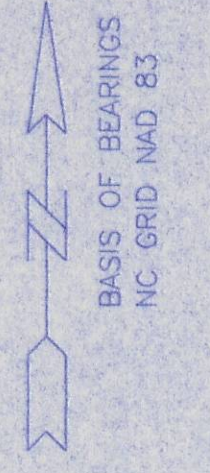
W.T. CASSELS  
 P.O. BOX 1691  
 COLUMBIA, S.C. 29202  
 DB 4917 - PG 860  
 TAX PARCEL NO. 087-061-03  
 ZONED I-2 (CD)

THE CHARLOTTE PARK & RECREATION COMM.  
 310 N. KINGS DRIVE  
 CHARLOTTE, N.C. 28204  
 DB 7894 - PG 806  
 TAX PARCEL NO. 087-061-05  
 ZONED R9

MILLARD BRADY THOMAS, JR. & wife KATHLEEN T.  
 P.O. BOX 113  
 NEWELL, N.C. 28216  
 DB 6281 - PG 354  
 TAX PARCEL NO. 087-041-09  
 ZONED R-4

PARCEL A: 3.216 ACRES  
 PARCEL B: 7.741 ACRES  
 PARCEL C: 8.505 ACRES  
 TOTAL 19.462 ACRES

REQUIRED YARD DIMENSIONS  
 SIDE YARD: 0/4 FEET  
 REAR YARD: 10 FEET



LOT 1	ZOE STRAWN WEBSTER 1508 CANTERBURY RD. RALEIGH, N.C. 27608
LOT 2	3801 IRONWOOD ST. (PROPERTY) DB 4807 - PG 563 TAX PARCEL NO. 087-051-01 ZONED R9
LOT 3	EDWARD W. GRAHAM & wife PATSY S. 3809 IRONWOOD ST. CHARLOTTE, N.C. 28206
LOT 4	DB 7894 - PG 806 TAX PARCEL NO. 087-051-02 ZONED R9
LOT 5	MARY B. ROGERS 3817 IRONWOOD ST. CHARLOTTE, N.C. 28206
LOT 6	BY WILL TAX PARCEL NO. 087-051-03 ZONED R9
LOT 7	RAYFORD H. FINCHER & wife FRANKIE R. 3825 IRONWOOD ST. CHARLOTTE, N.C. 28206
LOT 8	DB 1863 - PG 628 TAX PARCEL NO. 087-051-04 ZONED R9
LOT 9	TERESA D. DENBROEDER 3833 IRONWOOD ST. CHARLOTTE, N.C. 28206
LOT 10	DB 1491 - PG 261 TAX PARCEL NO. 087-051-05,06 ZONED R9
LOT 11	THOMAS N. GAY & wife VIOLA C. 3901 IRONWOOD ST. CHARLOTTE, N.C. 28206
	DB 2133 - PG 419 TAX PARCEL NO. 087-051-07 ZONED R9

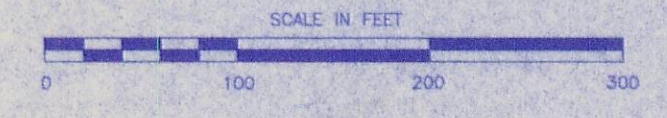
APPROVED BY CITY COUNCIL  
 DATE 3/17/97  
 1997-18

REZONING PLAN FOR  
**SOUTHEASTERN FREIGHT, INC.**  
 CITY OF CHARLOTTE, MECKLENBURG CO., N.C.

SURVEY FOR:  
 SOUTHEASTERN FREIGHT LINES, INC.  
 4524 N I-85  
 CHARLOTTE, NORTH CAROLINA 28269

ACAD FILE: 960808A.DWG  
 DATE: 8-8-96  
 SCALE: 1" = 100'  
 JOB NO.: 96-08-08

PACSOFT FILE: 960808.PRT  
 COMPUTED BY: DES  
 DRAWN BY: WKS  
 CHECKED BY: JED



CONCORD ENGINEERING & SURVEYING, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 45 SPRING STREET SW CONCORD (704) 786-5404  
 CONCORD, NC 28025 CHARLOTTE (704) 332-9934  
 © 1997 1886 FAX (704) 786-7484

FOR PUBLIC HEARING  
 PETITION 97-18

REV. 1-8-97, ADDED 75' CLASS B BUFFER  
 CHANGE ZONING FOR PARCEL NO. 087-061-02,  
 ADDED NOTES 4 & 5, AND RESTRICTED VEHICULAR  
 ACCESS TO CUSHMAN STREET.