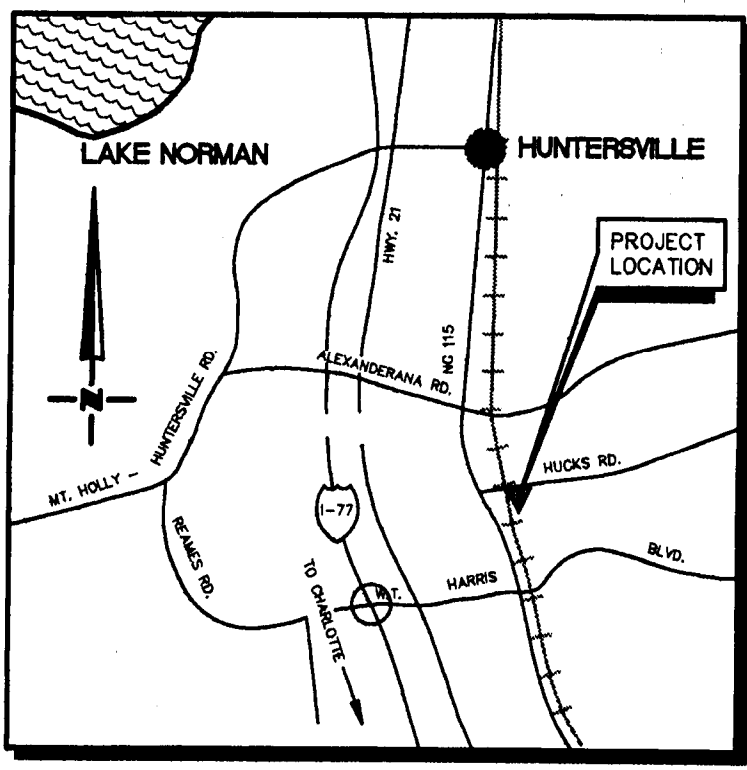


NOTE: RIGHT-OF-WAY ALONG HUCKS RD. EQUAL TO 50' FROM CENTERLINE SHALL BE DEDICATED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT RELATED TO I-2(CD) ZONING.



LOCATION MAP

N.T.S.

SITE SUMMARY

TOTAL SITE AREA: 23.24 ACRES
 EXISTING ZONING: I-1 (INDUSTRIAL)
 PROPOSED ZONING: I-2 (CD)
 PROPOSED USE: BUILDING MATERIAL STORAGE & SALES OR ALL USES ALLOWED IN I-1

MAXIMUM BUILDING AREA: 250,000 S.F.
 MAXIMUM BUILDING HEIGHT: 40'

- THE INTENT OF THIS ZONING CHANGE REQUEST IS TO PERMIT THE SUBJECT PROPERTY TO BE USED FOR A BUILDING MATERIALS STORAGE AND SALES FACILITY. ANY OTHER USES TO WHICH THE PROPERTY MAY BE DEVOTED IN THE FUTURE WILL BE LIMITED TO USES ALLOWED UNDER THE I-1 DISTRICT CLASSIFICATION.
- THIS PLAN DEPICTS A GENERAL PATTERN OF DEVELOPMENT TO OCCUR ON THE SITE, WITH THE PRINCIPLE ACTIVITIES TO CONSISTING OF BUILDINGS, PARKING, AND STORAGE AREAS. THE BUILDINGS SHALL BE PLACED IN THE LOCATIONS SHOWN BUT MAY VARY IN SIZE AND CONFIGURATION PROVIDED THEY ADHERE TO THE BUILDING DEVELOPMENT ENVELOPE LOCATIONS. PARKING AND STORAGE MAY ENCRDACH INTO THE BUILDING DEVELOPMENT AREAS.
- EXCEPT FOR NECESSARY UTILITIES WHICH WILL NOT CROSS AT LESS THAN 75' BUFFER AREAS SHOWN SHALL REMAIN UNDISTURBED WITH ANY EXISTING VEGETATION BEING PRESERVED. IF EXISTING VEGETATION IS NOT SUFFICIENT TO MEET THE REQUIREMENTS OF THE BUFFER STANDARDS, ADDITIONAL TREES AND SHRUBBERY WILL BE INSTALLED TO MEET THOSE REQUIREMENTS. ANY AREA USING A REDUCED BUFFER WIDTH WILL REQUIRE INSTALLATION OF A WALL OR FENCE TO MEET ORDINANCE STANDARDS INSTALLED ALONG THE INTERIOR SIDE OF THE BUFFER (SEE FENCE DETAIL). OTHER FENCING MAY BE PLACED ON SITE FOR SECURITY PURPOSES. IF SO, IT WILL BE PLACED ON THE INTERIOR SIDE OF THE BUFFER.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH PROVISIONS OF THE ZONING ORDINANCE.
- THE 30' LANDSCAPED AREA ALONG HUCKS ROAD WILL BE LANDSCAPED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
- STORM WATER DETENTION WILL BE PROVIDED TO MEET REGULATORY STANDARDS BUT WILL NOT BE LOCATED IN EITHER SETBACK OR BUFFER AREAS. OFF-STREET PARKING WILL BE PROVIDED TO MEET OR EXCEED STANDARDS OF THE MECKLENBURG COUNTY ZONING REGULATIONS.
- ACCESS POINTS SHOWN FROM HUCKS ROAD MAY VARY IN LOCATION IN ACCORDANCE WITH APPROVAL OF MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- A RIGHT TURN DECELERATION LANE SHALL BE INSTALLED AT THE MAIN TRUCK ENTRANCE AND DESIGNED TO SPECIFICATIONS OF THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T.
- MAXIMUM HEIGHT OF DETACHED LIGHTING SHALL BE 30 FEET. IT WILL BE SHIELDED TO PREVENT ILLUMINATION OF ADJACENT RESIDENTIAL AREAS. NO WALL PACK LIGHTING SHALL BE PERMITTED ON BUILDINGS ADJACENT TO AREAS ZONED RESIDENTIAL.
- SCREENING SHALL COMPLY WITH SECTION 12.303 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. SCREENING ALONG RAILROAD MAY BE INTERRUPTED TO PROVIDE RAILROAD ACCESS FROM SITE.

OLD STATESVILLE ROAD

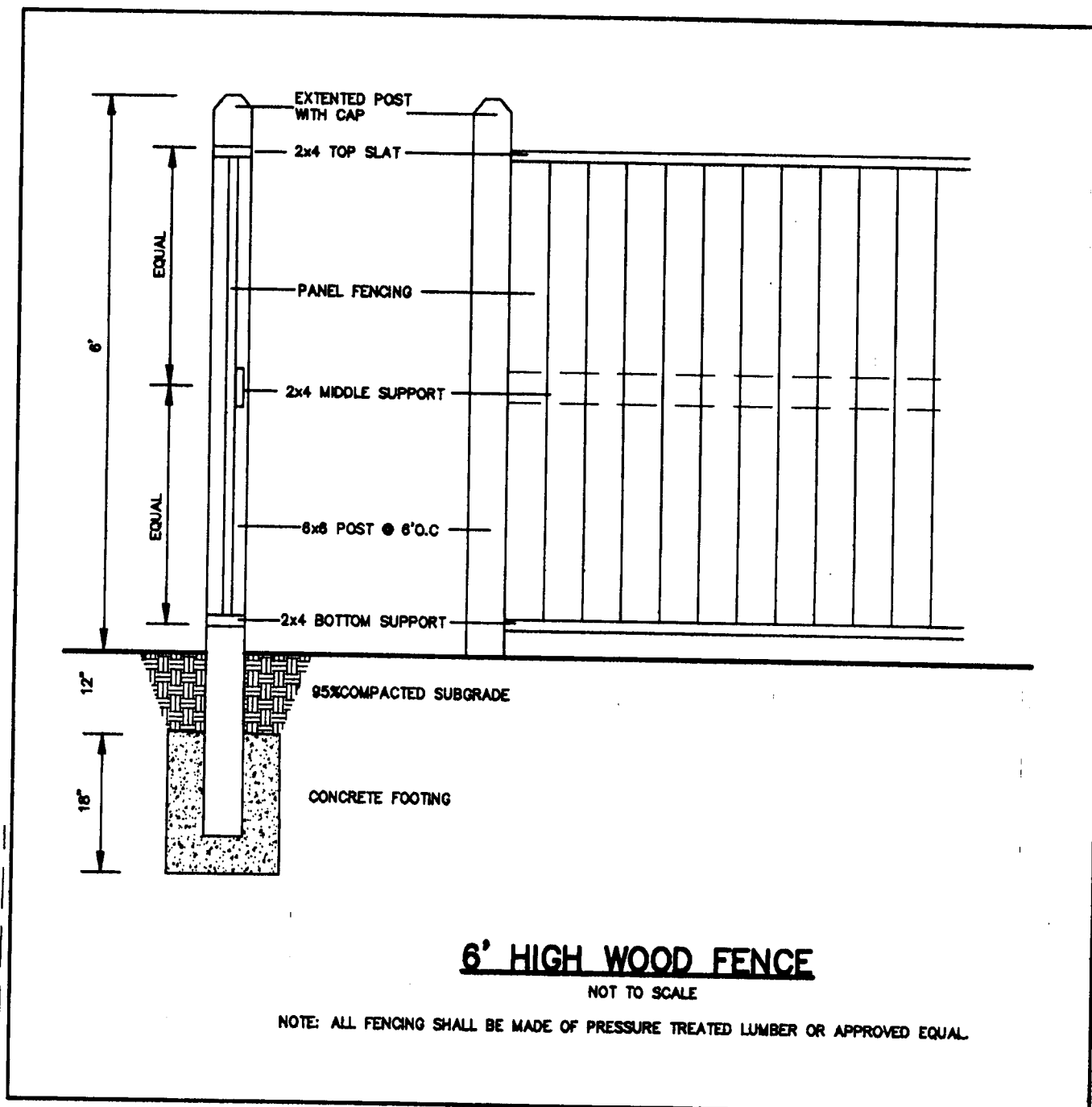
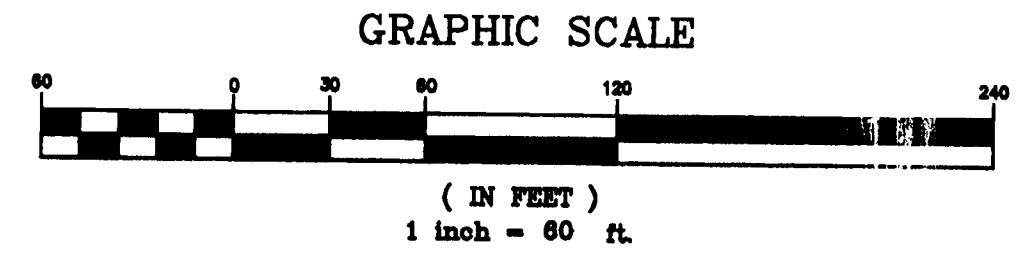
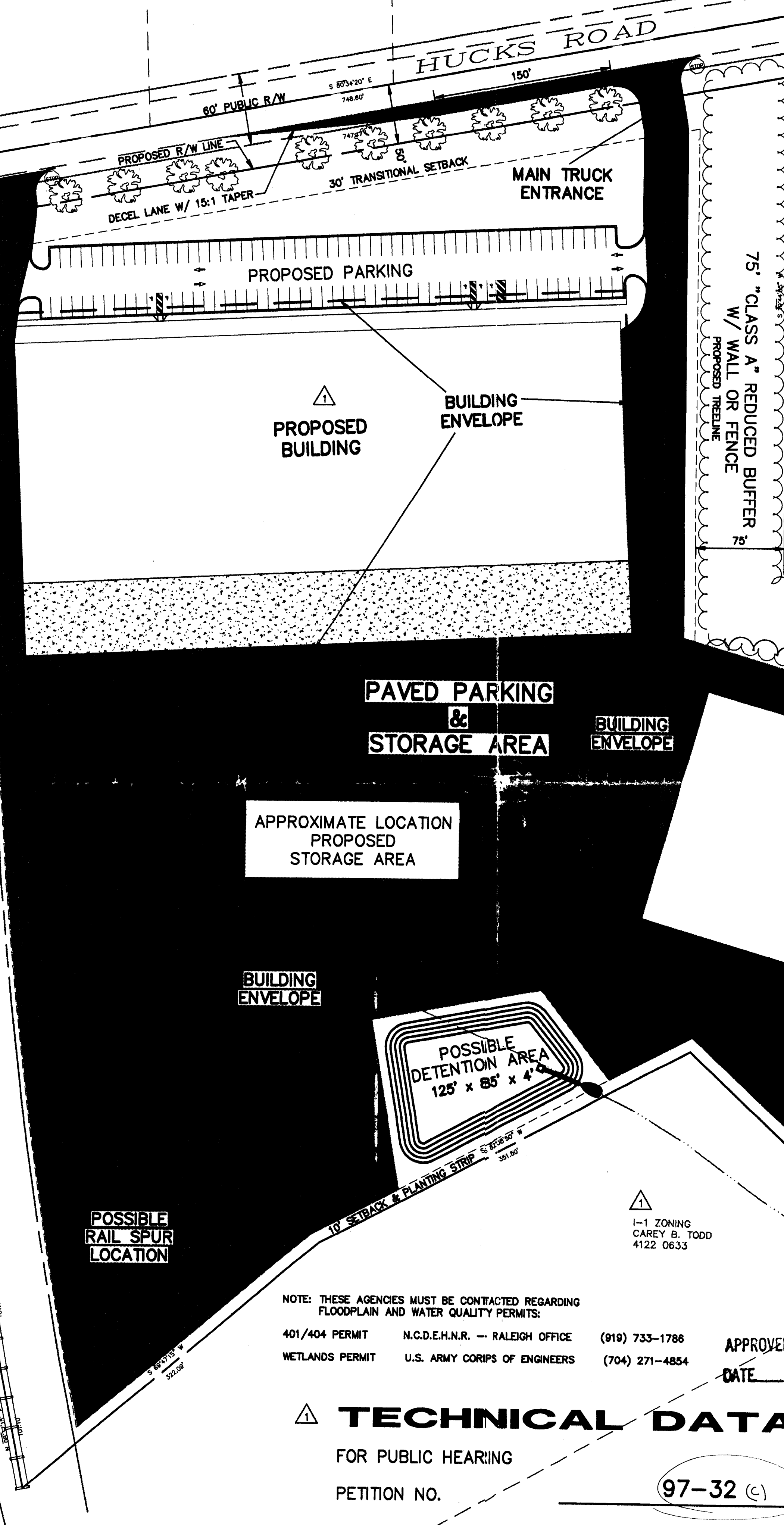
I-1 ZONING
 M/LEAD TRUCKING & RIGGING CO.
 6180 0565

(N.C. HWY. 115)

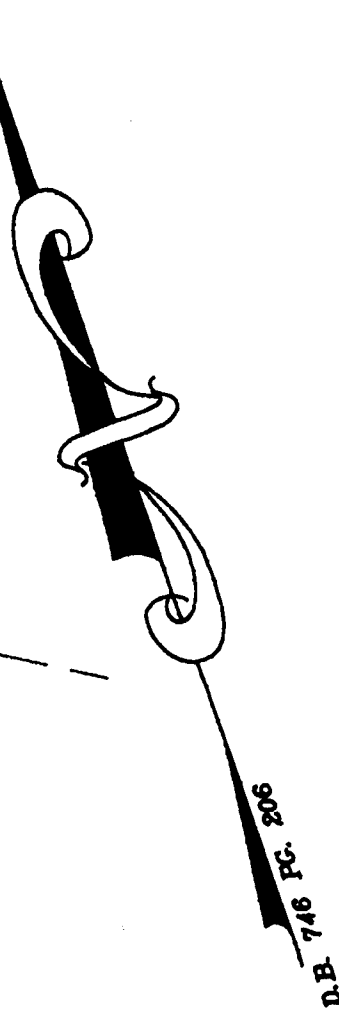
100' SOUTHERN R/R R/W

10' SETBACK & PLANTING STRIP

10' SETBACK



R-4 ZONING
 VIRGINIA S. CANPIE
 1877 0344



R-9 ZONING
 INVESTORS REAL ESTATE INVESTMENT CO.
 5744 0542

PAVED PARKING & STORAGE AREA

APPROXIMATE LOCATION PROPOSED STORAGE AREA

BUILDING ENVELOPE

75' "CLASS A" REDUCED BUFFER W/ WALL OR FENCE

APPROXIMATE LOCATION PROPOSED BUILDING

100' "CLASS A" BUFFER W/ WALL OR FENCE

POSSIBLE DETENTION AREA
 125' x 85' x 4'

POSSIBLE RAIL SPUR LOCATION

NOTE: THESE AGENCIES MUST BE CONTACTED REGARDING FLOODPLAIN AND WATER QUALITY PERMITS:
 401/404 PERMIT N.C.D.E.H.N.R. - RALEIGH OFFICE (919) 733-1786
 WETLANDS PERMIT U.S. ARMY CORPIS OF ENGINEERS (704) 271-4854

APPROVED BY COUNTY COMMISSION
 DATE 8/12/97

TECHNICAL DATA SHEET

FOR PUBLIC HEARING

PETITION NO.

97-32 (C)

I-1 ZONING
 CAREY B. TODD
 6224 0471

EVERGREEN PLANTINGS IN BUFFER SIDE OF WALL 5' ON CENTER AND 3' HIGH, WHEN PLANTED EXCEPT NATURAL VEGETATION WILL BE LEFT UNDISTURBED.

REV. NO.	DESCRIPTION	DATE

PROJECT MANAGER F.S. CRAIG	DRAWING SCALE 1" = 60'		1924 CLEVELAND AVENUE CHARLOTTE, N.C. 28203 (704) 334-5348	RELEASED FOR	DATE
DRAWN BY R.A. INGLE	PROJECT DATE		APPROVALS		
APPROVED BY F.S. CRAIG	PROJECT NUMBER 97529.10	Engineers Planners Surveyors	Atlanta, GA Asheville, NC Columbia, SC Hickory, NC Raleigh, NC	BIDDING	
FILE NAME 9752910E.DWG	PLT DATE 6/16/97			CONSTRUCTION	
				RECORD DWG.	

K. B. GODLEY II, LLC.
 PROPOSED DEVELOPMENT
 MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, N. C.

REZONING SITE PLAN