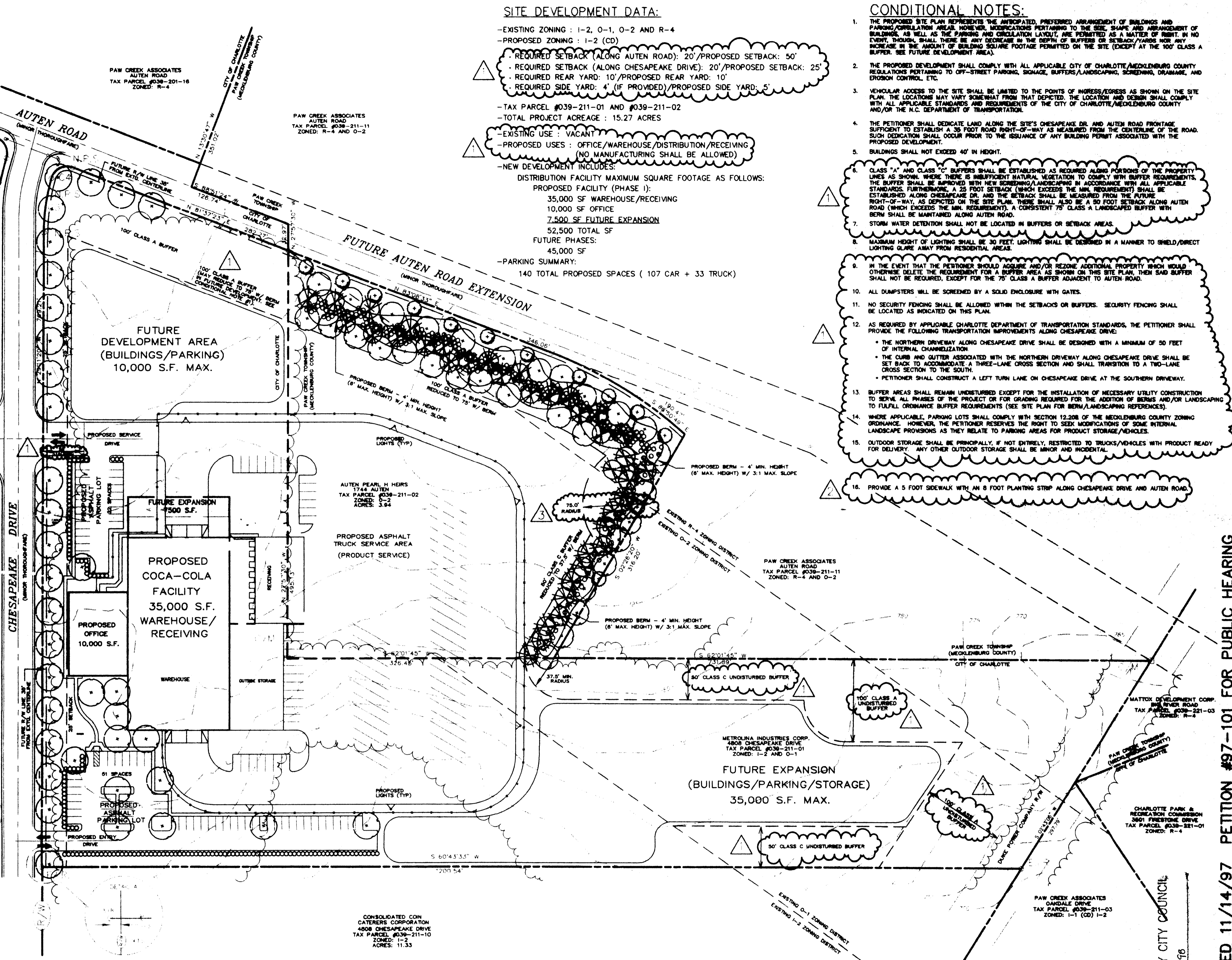


VICINITY MAP (N.T.S.)

HARRISON LIMITED PARTNERSHIP ONE
5001 CHESAPEAKE DRIVE
TAX PARCEL #038-212-01
ZONED: I-2, O-1 AND I-2



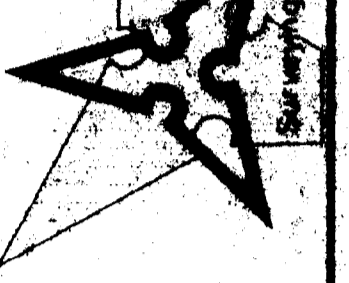
SITE DEVELOPMENT DATA:

- EXISTING ZONING : I-2, O-1, O-2 AND R-4
- PROPOSED ZONING : I-2 (CD)
- REQUIRED SETBACK (ALONG AUTEN ROAD): 20'/PROPOSED SETBACK: 50'
- REQUIRED SETBACK (ALONG CHESAPEAKE DRIVE): 20'/PROPOSED SETBACK: 25'
- REQUIRED REAR YARD: 10'/PROPOSED REAR YARD: 10'
- REQUIRED SIDE YARD: 4' (IF PROVIDED)/PROPOSED SIDE YARD: 5'
- TAX PARCEL #038-211-01 AND #038-211-02
- TOTAL PROJECT ACREAGE : 15.27 ACRES
- EXISTING USE : VACANT
- PROPOSED USES : OFFICE/WAREHOUSE/DISTRIBUTION/RECEIVING (NO MANUFACTURING SHALL BE ALLOWED)
- NEW DEVELOPMENT INCLUDES:
DISTRIBUTION FACILITY MAXIMUM SQUARE FOOTAGE AS FOLLOWS:
PROPOSED FACILITY (PHASE I):
35,000 SF WAREHOUSE/RECEIVING
10,000 SF OFFICE
7,500 SF FUTURE EXPANSION
52,500 TOTAL SF
FUTURE PHASES:
45,000 SF
- PARKING SUMMARY:
140 TOTAL PROPOSED SPACES (107 CAR + 33 TRUCK)

CONDITIONAL NOTES:

- THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED PREFERRED ARRANGEMENT OF BUILDINGS AND PARKING CORRELATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT, ARE PERMITTED AS A MATTER OF RIGHT IN ANY EVENT, PROVIDED THERE IS NO DECREASE IN THE NETTING OF SETBACK AREAS OR ANY INCREASE IN THE AMOUNT OF BUILDING SQUARE FOOTAGE PERMITTED ON THE SITE (EXCEPT AT THE 100' CLASS A BUFFER. SEE FUTURE DEVELOPMENT AREA).
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE/MECKLENBURG COUNTY REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, AND EROSION CONTROL, ETC.
- VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED ON THE SITE PLAN AND SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY AND/OR THE N.C. DEPARTMENT OF TRANSPORTATION.
- THE PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S CHESAPEAKE DR. AND AUTEN ROAD FRONTAGE SUFFICIENT TO ESTABLISH A 35 FOOT ROAD RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF THE ROAD. SUCH DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
- BUILDINGS SHALL NOT EXCEED 40' IN HEIGHT.
- CLASS "A" AND CLASS "C" BUFFERS SHALL BE ESTABLISHED AS REQUIRED ALONG PORTIONS OF THE PROPERTY LINES AS SHOWN. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH BUFFER REQUIREMENTS, THE BUFFER SHALL BE IMPROVED WITH NEW SCREENING/LANDSCAPING IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. FURTHERMORE, A 25 FOOT SETBACK (WHICH EXCEEDS THE MIN. REQUIREMENT) SHALL BE ESTABLISHED ALONG CHESAPEAKE DR. AND THE SETBACK SHALL BE MEASURED FROM THE FUTURE RIGHT-OF-WAY, AS DEPICTED ON THE SITE PLAN. THERE SHALL ALSO BE A 50 FOOT SETBACK ALONG AUTEN ROAD (WHICH EXCEEDS THE MIN. REQUIREMENT). A CONSISTENT 75' CLASS A LANDSCAPED BUFFER WITH BERM SHALL BE MAINTAINED ALONG AUTEN ROAD.
- STORM WATER DETENTION SHALL NOT BE LOCATED IN BUFFERS OR SETBACK AREAS.
- MAXIMUM HEIGHT OF LIGHTING SHALL BE 30 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING CLARE AWAY FROM RESIDENTIAL AREAS.
- IN THE EVENT THAT THE PETITIONER SHOULD ACQUIRE AND/OR REZONE ADDITIONAL PROPERTY WHICH WOULD OTHERWISE DELETE THE REQUIREMENT FOR A BUFFER AREA AS SHOWN ON THIS SITE PLAN, THEN SAID BUFFER SHALL NOT BE REQUIRED, EXCEPT FOR THE 75' CLASS A BUFFER ADJACENT TO AUTEN ROAD.
- ALL DUMPSTERS WILL BE SCREENED BY A SOLID ENCLOSURE WITH GATES.
- NO SECURITY FENCING SHALL BE ALLOWED WITHIN THE SETBACKS OR BUFFERS. SECURITY FENCING SHALL BE LOCATED AS INDICATED ON THIS PLAN.
- AS REQUIRED BY APPLICABLE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS, THE PETITIONER SHALL PROVIDE THE FOLLOWING TRANSPORTATION IMPROVEMENTS ALONG CHESAPEAKE DRIVE:
- THE NORTHERN DRIVEWAY ALONG CHESAPEAKE DRIVE SHALL BE DESIGNED WITH A MINIMUM OF 50 FEET OF INTERNAL CHANNELIZATION
- THE CURB AND GUTTER ASSOCIATED WITH THE NORTHERN DRIVEWAY ALONG CHESAPEAKE DRIVE SHALL BE SET BACK TO ACCOMMODATE A THREE-LANE CROSS SECTION AND SHALL TRANSITION TO A TWO-LANE CROSS SECTION TO THE SOUTH.
- PETITIONER SHALL CONSTRUCT A LEFT TURN LANE ON CHESAPEAKE DRIVE AT THE SOUTHERN DRIVEWAY.
- BUFFER AREAS SHALL REMAIN UNDISTURBED EXCEPT FOR THE INSTALLATION OF NECESSARY UTILITY CONSTRUCTION TO SERVE ALL PHASES OF THE PROJECT OR FOR GRADING REQUIRED FOR THE ADDITION OF BERMS AND/OR LANDSCAPING TO FULFILL ORDINANCE BUFFER REQUIREMENTS (SEE SITE PLAN FOR BERM/LANDSCAPING REFERENCES).
- WHERE APPLICABLE, PARKING LOTS SHALL COMPLY WITH SECTION 12.208 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. HOWEVER, THE PETITIONER RESERVES THE RIGHT TO SEEK MODIFICATIONS OF SOME INTERNAL LANDSCAPE PROVISIONS AS THEY RELATE TO PARKING AREAS FOR PRODUCT STORAGE/VEHICLES.
- OUTDOOR STORAGE SHALL BE PRINCIPALLY, IF NOT ENTIRELY, RESTRICTED TO TRUCKS/VEHICLES WITH PRODUCT READY FOR DELIVERY. ANY OTHER OUTDOOR STORAGE SHALL BE MINOR AND INCIDENTAL.
- PROVIDE A 5 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG CHESAPEAKE DRIVE AND AUTEN ROAD.

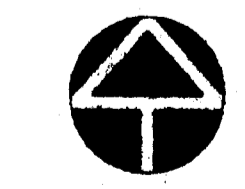
GNA DESIGN ASSOCIATES, INC.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Surveying & Landscape Architecture & Civil Engineering



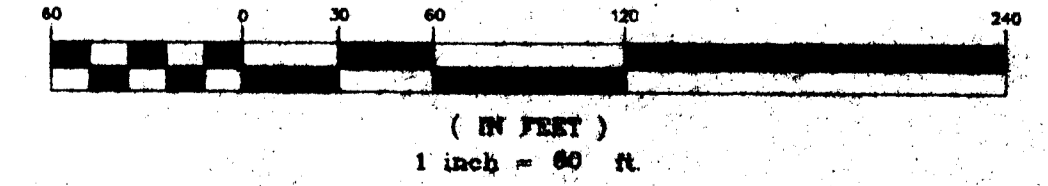
CONDITIONAL REZONING SITE PLAN FOR THE COCA-COLA DISTRIBUTION FACILITY
AUTEN RD., CHARLOTTE, NC

REVISED 11/14/97 PETITION #97-101 FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL
DATE 12/01/98



GRAPHIC SCALE



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	242.08	86.78	33.60	88.37	S 21°20'01" E	15°48'13"
C4	20.00	33.18	21.80	28.30	S 34°05'45" W	85°03'18"
C5	547.88	191.44	96.71	190.47	S 86°50'46" E	20°01'13"

Project No.	40266.00
Checked by	TJH
Drawn by	DLP
Date Drawn	7/23/97
Revisions	
9/18/97 REV. PER	CMPC/COUNTY STAFF
11/14/97 REV. PER	CMPC/CITY STAFF
1/22/98 ADD	COMMENTS
75' RADIUS W/	
BUFFER 02 TO R4	
Sheet	1 of 1