


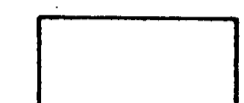


ADJACENT PROPERTY OWNERS

- A. 143-115-01
CITY OF CHARLOTTE
600 EAST FOURTH STREET
CHARLOTTE, NORTH CAROLINA 28202
- B. 141-054-99
CITY OF CHARLOTTE
600 EAST FOURTH STREET
CHARLOTTE, NORTH CAROLINA 28202
- C. 141-054-23
IVAM C. HINNICH
230 SOUTH TRYON STREET #1400
CHARLOTTE, NORTH CAROLINA 28202
- D. 141-054-24
CITY OF CHARLOTTE
600 EAST FOURTH STREET
CHARLOTTE, NORTH CAROLINA 28202
- E. 141-054-01
CITY OF CHARLOTTE
600 EAST FOURTH STREET
CHARLOTTE, NORTH CAROLINA 28202
- F. 141-055-34
CITY OF CHARLOTTE
600 EAST FOURTH STREET
CHARLOTTE, NORTH CAROLINA 28202
- G. 141-055-35
CITY OF CHARLOTTE
600 EAST FOURTH STREET
CHARLOTTE, NORTH CAROLINA 28202
- H. 141-055-36
JOSEPH H. CATHEY, JR. (ET AL)
4816 TROJAN DRIVE
CHARLOTTE, NORTH CAROLINA 28278
- I. 141-055-37
CITY OF CHARLOTTE
600 EAST FOURTH STREET
CHARLOTTE, NORTH CAROLINA 28202
- J. 141-055-38
RICHARD STILWELL
7511 BYRUM DRIVE
CHARLOTTE, NORTH CAROLINA 28210
- K. 141-014-07
CRAIG BROWN INC.
8300 FAIRVIEW ROAD
CHARLOTTE, NORTH CAROLINA 28211
- L. 141-014-06
GENE MAYE
7706 PENCE ROAD
CHARLOTTE, NORTH CAROLINA
- M. 141-014-05
CLYDE E. MOORE, JR.
4900 SIRUS LANE
CHARLOTTE, NORTH CAROLINA
- N. 141-014-18
ABBEY RAY MANAGEMENT, CO.
POST OFFICE BOX 19386
CHARLOTTE, NORTH CAROLINA
- O. 141-014-04
AUBREY J. ELAM
4628 PAUL BROWN BOULEVARD
CHARLOTTE, NORTH CAROLINA 28208
- P. 141-014-03
AUBREY J. ELAM
4628 PAUL BROWN BOULEVARD
CHARLOTTE, NORTH CAROLINA 28208
- Q. 141-014-01
AUBREY J. ELAM
4628 PAUL BROWN BOULEVARD
CHARLOTTE, NORTH CAROLINA 28208
- R. 141-013-10
CITY OF CHARLOTTE
600 EAST FOURTH STREET
CHARLOTTE, NORTH CAROLINA 28208

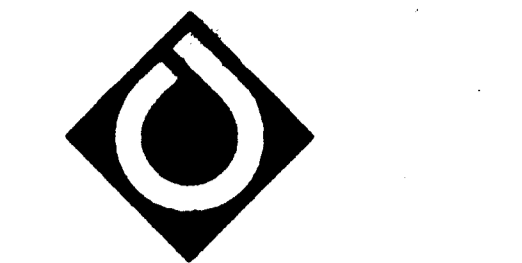
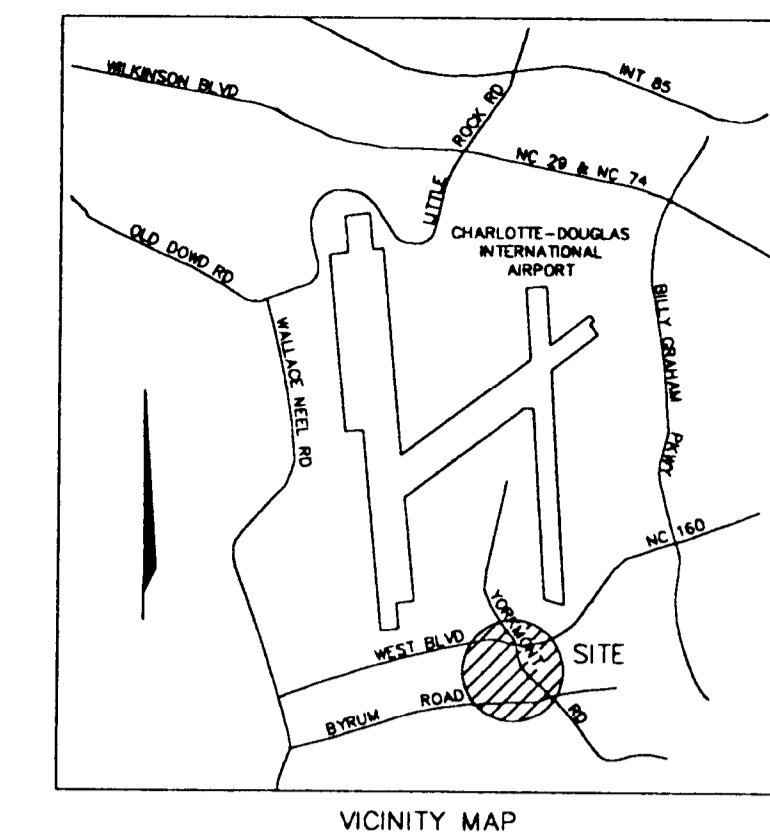
LEGEND

-  PROPOSED ACCESS POINT/STREET CONNECTION
-  EXISTING TREE
-  PROPOSED TREE
-  AIRPORT 'CLEAR ZONE'

BYRUM INDUSTRIAL PARK PETITIONERS

PROPERTY OWNER : IAC CHARLOTTE L.L.C.

AREA: 4136 ACRES
EXISTING ZONING: I-2 (CD)
PROPOSED ZONING: I-2 (CD)
TOTAL BLDG. SF: 330,000 SF MAX



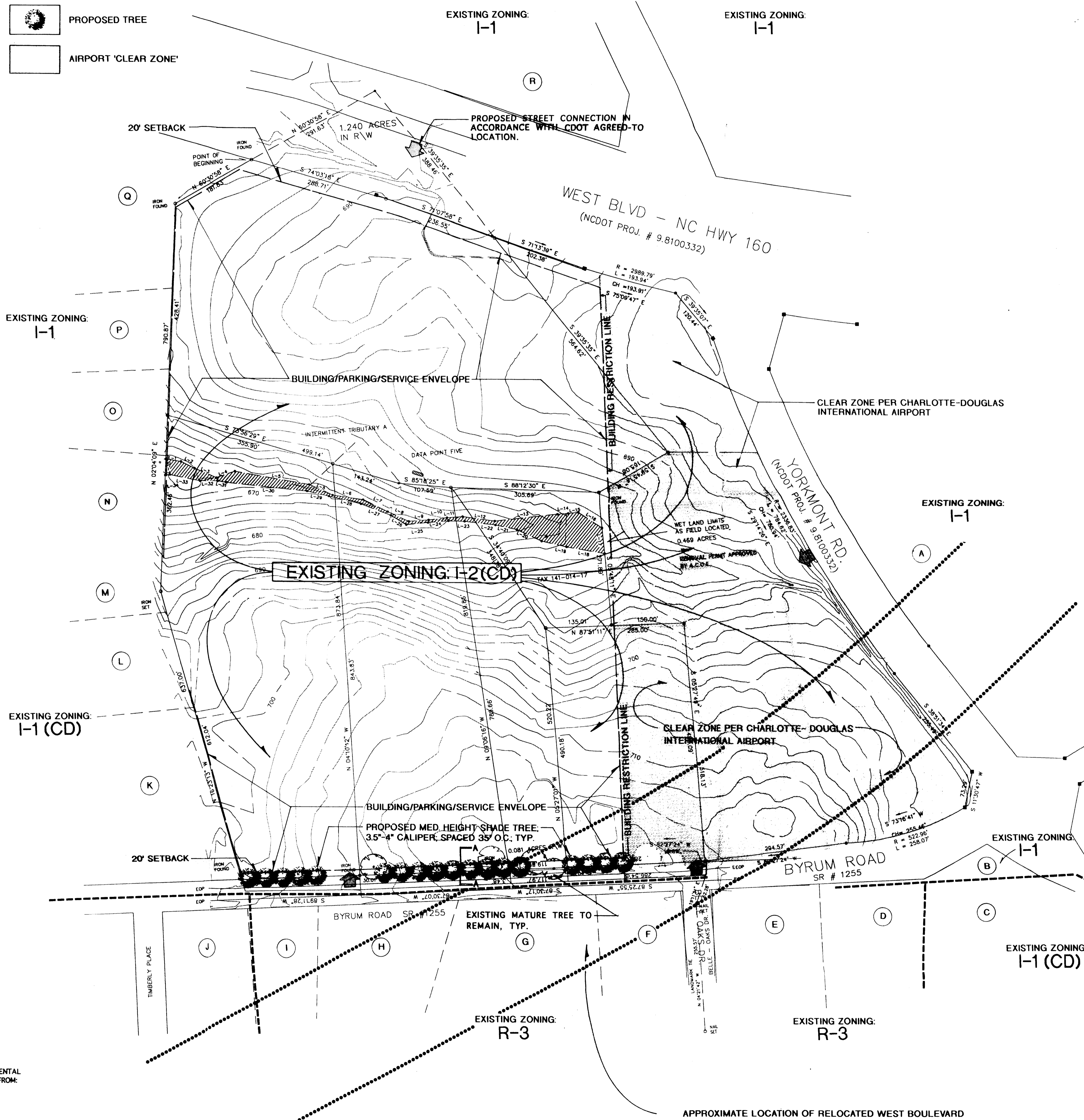
ColeJenest & Stone

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

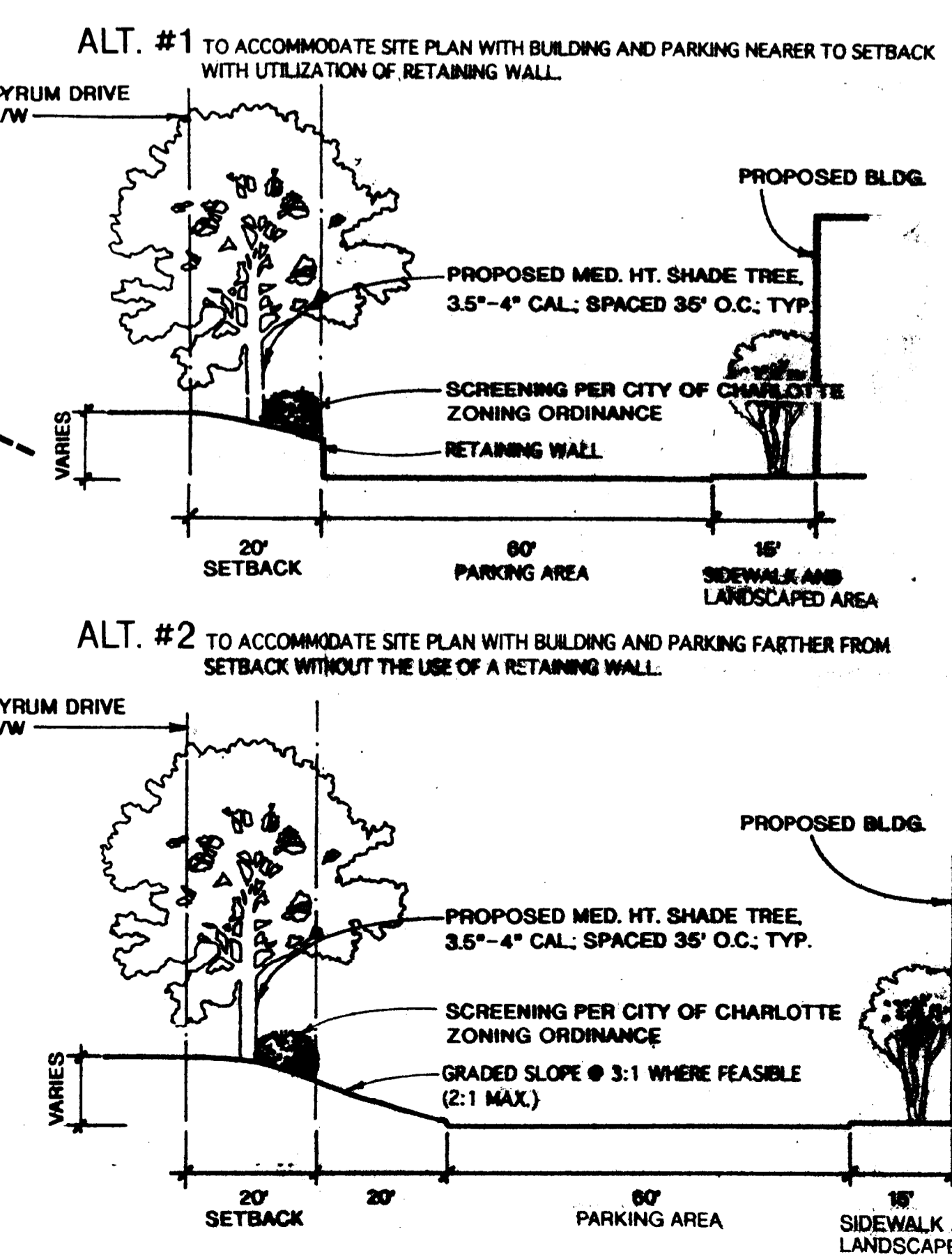
112 South Tryon Street
Suite 300
Charlotte
North Carolina
28284
Tele 704.376.1555
Fax 704.376.7851

NOTES:

1. REFERENCED SURVEYS BY TARHEEL SURVEYING COMPANY AND W.K. DICKSON DATED APRIL 14, 1995 AND AUGUST 8, 1995 RESPECTIVELY.
2. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE PARALLEL I-2 DISTRICT SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. THE FOLLOWING USES ARE EXCLUDED:
 - ABATTOIRS
 - FOUNDRIES
 - MANUFACTURE OF BATTERIES
 - MANUFACTURE OF ABRASIVES AND ASBESTOS PRODUCTS
 - MANUFACTURE OF AGRICULTURE CHEMICALS
 - MANUFACTURE MEAT PRODUCTS, INCLUDING SLAUGHTERING AND DRESSING
 - MANUFACTURE OF PETROLEUM AND COAL PRODUCTS
 - MANUFACTURE OF ASPHALT PAVING AND ROOFING MATERIALS
 - THEATRES, BOTH MOTION PICTURE AND DRIVE-IN THEATRES
 - JUNK YARDS
 - LEATHER TANNING
 - ORDNANCE AND ACCESSORIES
 - PETROLEUM STORAGE FACILITIES
4. ALL BUILDINGS SHALL HAVE PRIMARY VISUAL ACCESS TO BYRUM DRIVE OR WEST BOULEVARD. NO SERVICE OR LOADING AREAS SHALL BE CONSTRUCTED ALONG ANY PORTION OF THE BUILDING WHICH FRONTS ON THE BYRUM DRIVE OR WEST BOULEVARD RIGHTS-OF-WAY. PROPERTY IS IN COMPLIANCE WITH 125 FOOT TRANSITIONAL SETBACK FROM CENTERLINE ALONG WEST BOULEVARD.
5. ALL PARKING, SERVICE, AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
6. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. ALL SIGNAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. NO BILLBOARDS SHALL BE LOCATED ON SITE.
8. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE CHARLOTTE-DOUGLAS INTERNATIONAL STORMWATER DESIGN MANUAL AND STORMWATER DETENTION SHALL BE PERMITTED WITHIN THE SETBACKS.
9. STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
10. EXISTING VEGETATION IN TREE PROTECTION ZONE TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
11. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 750 FEET, AS THE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT.
12. ALL PROPOSED TREES, BEMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE TRAVELERS AT THE ENTRANCES.
13. LOCATIONS OF PROPOSED ACCESS POINTS MAY BE ADJUSTED BASED UPON FIELD CONDITIONS AND INTERNAL TRANSPORTATION REQUIREMENTS. ALL CONNECTIONS SHALL MEET CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS.
14. UPON DEVELOPMENT OF THE PROJECT, MEDIUM HEIGHT SHADE TREES HAVING A CALIPER SIZE BETWEEN 3.5" TO 4" WILL BE INSTALLED ALONG BYRUM DRIVE AT 35' INTERVALS, SUBJECT TO PROPOSED ACCESS POINT.
15. ALL USES SHALL COMPLY WITH THE CHARLOTTE DOUGLAS INTERNATIONAL AIRPORTS 'CLEAR ZONE' REQUIREMENTS AND THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 10.301.
16. THE PETITIONER AGREES TO CONSTRUCT A LEFT-TURN LANE ON WEST BOULEVARD INTO THE PROPERTY.
17. NO BUILDINGS SHALL BE CONSTRUCTED IN THE RELOCATED WEST BOULEVARD RIGHT OF WAY.



CROSS SECTION A-A SCALE: N.T.S.



1998028

INTERNATIONAL AIRPORT CENTERS, INC.

INTERNATIONAL AIRPORT CENTERS
3301 INTERNATIONAL AIRPORT DRIVE
CHARLOTTE, NC

APPROVED BY CITY COUNCIL
DATE April 20, 1998

926 / 1435

CONDITIONAL REZONING PLAN

PETITION # 98 - 28
"FOR PUBLIC HEARING"

8/31/95

♦ Issued

03/30/98 ZONING COMMITTEE COMMENTS
02/13/98 CMPC COMMENTS
12/04/97 REVISED TOTAL BUILDING SQ. FT.
01/03/96 ADD NOTE #16 REVISE WEST BLVD.
ACCESS POINT.
12/15/95 AS FOR PUBLIC HEARING

♦ Revised

SCALE: 1" = 100'
0 50 100 200

RP1

♦ Sheet of

THIS DOCUMENT IS A COMPOSITE DRAWING WHICH CONTAINS SUPPLEMENTAL DATA TO SATISFY REZONING REQUIREMENTS. SURVEY DATA OBTAINED FROM:
TARHEEL SURVEYING COMPANY, 4326 SAXONBURY WAY, CHARLOTTE, NORTH CAROLINA, 28202, (704) 547-8960, TIM E. WILLIAMS, RLS, DATED APRIL 14, 1995.
W.K. DICKSON & COMPANY INC., 1924 CLEVELAND AVENUE, CHARLOTTE, NORTH CAROLINA, 28203, (704) 334-5348, JAMES J. COBB, RLS, DATED AUGUST 8, 1995.