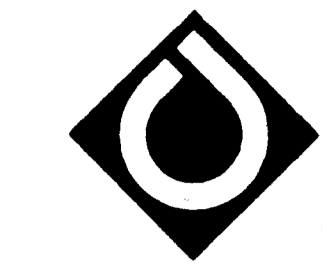
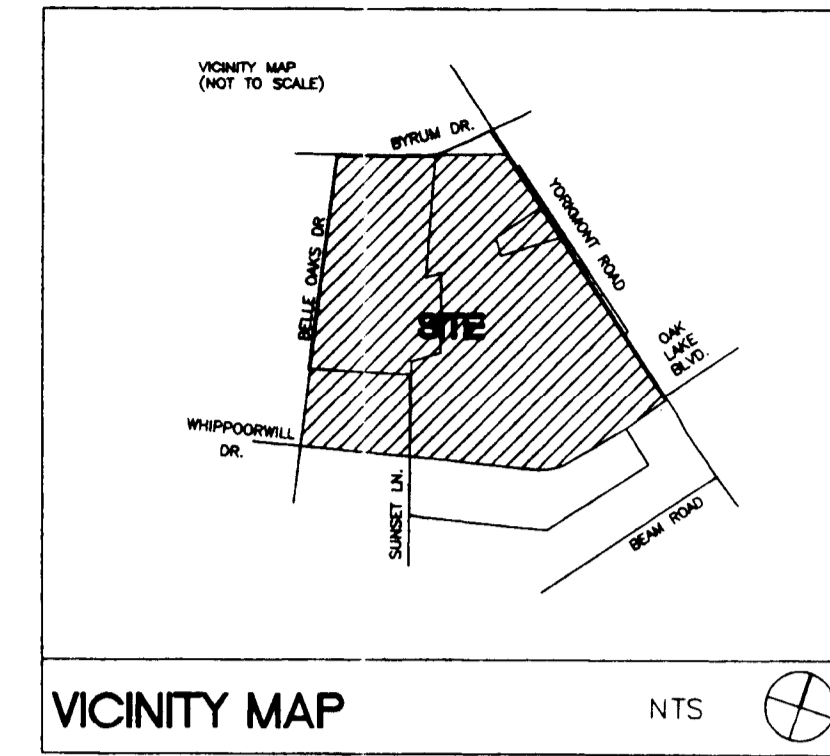


**ADJACENT PROPERTY OWNERS**

- A. 141-014-11 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- B. 141-014-12 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- C. 141-054-99 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- D. 143-111-54 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- E. 143-111-43 P. P. D. PROPERTY INC.  
FINANCIAL ACCOUNTING DEPARTMENT  
P.O. BOX 3175  
PORTLAND, OREGON 97208
- F. 143-111-53 LF LIMITED LP  
1355 PEACHTREE STREET NE #500  
ATLANTA, GEORGIA 30309
- G. 143-113-03 JOHN G. PRIBAS  
525 SCOFIELD ROAD  
CHARLOTTE, NORTH CAROLINA 28207
- H. 141-054-14 IVAN C. HINRICHS  
230 SOUTH TRYON STREET #1400  
CHARLOTTE, NORTH CAROLINA 28202
- I. 141-053-16 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- J. 141-053-17 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- K. 141-053-18 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- L. 141-055-25 DONALD MONTEZ  
5201 WILFORD ROAD  
CHARLOTTE, NORTH CAROLINA 28210
- M. 141-055-26 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- N. 141-055-27 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- O. 141-055-28 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- P. 141-055-29 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- Q. 141-055-30 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- R. 141-055-31 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- S. 141-055-32 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- T. 141-055-33 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- U. 141-055-34 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202

**LEGEND**

- EXISTING ZONING BOUNDARY
- PROPOSED ACCESS POINT
- ADJACENT PROPERTY OWNER
- EXISTING ZONING CLASSIFICATION



**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

**SITE SUMMARY**

|                           |   |
|---------------------------|---|
| <b>PROPERTY OWNERS</b>    | INTERNATIONAL AIRPORT CENTERS AND THE CITY OF CHARLOTTE (CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT) |
| <b>TAX PARCEL NUMBERS</b> | 141-054-(01-07)<br>141-054-(15-18)<br>141-054-(20-24)<br>141-054-027                              |
| <b>SITE ACREAGE</b>       | 29.75 ACRES   |
| <b>EXISTING ZONING</b>    | I-1 (CD) AND R-3  |
| <b>PROPOSED ZONING</b>    | I-2 (CD)  |
| <b>BUILDING FAR:</b>      | 10 FAR, MAXIMUM   |
| <b>BUILDING HEIGHT:</b>   | 40 FT. MAXIMUM  |

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**INTERNATIONAL AIRPORT CENTERS**

**CHARLOTTE / DOUGLAS INTERNATIONAL AIRPORT**

**YORKMONT ROAD PROPERTY**

CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL  
DATE **October 21, 1998**

**REZONING PLAN PETITION 98-88**

1432

08/11/98

◆ Issued

◆ 08/19/98 - FOR PUBLIC HEARING  
08/19/98 - FOR OWNER REVIEW

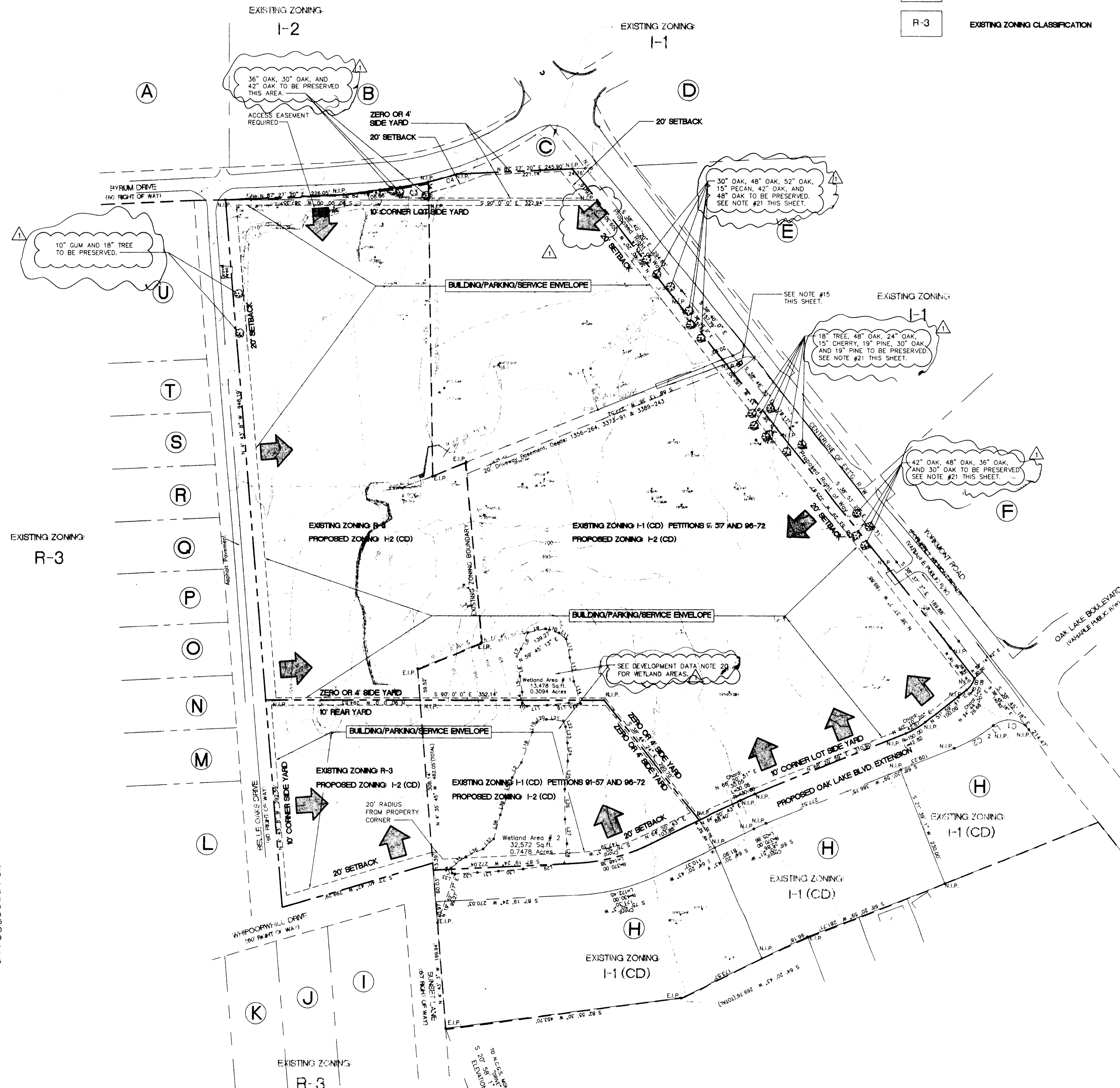
◆ Revised

SCALE: 1"=100'  
0 50' 100' 200'

**RZ1 1**

◆ Sheet of

1. REFERENCE SITE SURVEY PREPARED BY R.B. PHARR AND ASSOCIATES, 420 HAWTHORN LANE, CHARLOTTE, NORTH CAROLINA, 28204, (704) 378-2188, DATED JUNE 15, 1998.
2. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE PARALLEL I-2 DISTRICT SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. THE FOLLOWING USES SHALL BE EXCLUDED:
  - ABATTOIRS
  - FOUNDRIES
  - MANUFACTURE OF BATTERIES
  - MANUFACTURE OF ABRASIVES AND ASBESTOS PRODUCTS
  - MANUFACTURE OF AGRICULTURE PRODUCTS
  - MANUFACTURE OF MEAT PRODUCTS, INCLUDING SLAUGHTERING AND DRESSING
  - MANUFACTURE OF PETROLEUM AND COAL PRODUCTS
  - MANUFACTURE OF ASPHALT AND PAVING MATERIALS
  - THEATERS, BOTH MOTION PICTURE AND DRIVE IN THEATERS
  - JUNK YARDS
  - LEATHER TANNING
  - ORDNANCE AND ACCESSORIES
  - PETROLEUM STORAGE FACILITIES
4. ALL PARKING, SERVICE, AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. DIMPSTERS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SHALL BE SCREENED USING A SOLID ENCLOSURE WITH GATES.
5. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
6. ALL SIGNAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. NO BILLBOARDS SHALL BE LOCATED ON THE SITE.
7. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL.
8. STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
9. EXISTING TREES IN THE TREE PROTECTION ZONE TO REMAIN AND NEW PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
10. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 750 FEET, AS THE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT.
11. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES AT THE ENTRANCES.
12. 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 REQUIREMENTS AND STANDARDS.
13. ALL USES SHALL COMPLY WITH THE CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT'S CLEAR ZONE REQUIREMENTS AND THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 3.01.
14. TREES PLANTED WITHIN SETBACK AREAS SHALL BE A MINIMUM OF 2.5" DAP/PER AND WILL BE PLANTED AT A MINIMUM OF 40 FEET ON CENTER SUBJECT TO FUTURE LOCATIONS OF DRIVEWAYS/STREET CONNECTIONS AND EXISTING TREES TO BE SAVED.
15. YORKMONT ROAD IS A MINOR THOROUGHFARE REQUIRING A MINIMUM OF 70 FEET RIGHT OF WAY. THIS PORTION OF YORKMONT ROAD IS PART OF CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT TERMINAL'S DRIVE BOULEVARD PROJECT. THE PETITIONER IS IN THE PROCESS OF DEDICATING ADDITIONAL RIGHT-OF-WAY FOR THIS PROJECT MEASURING 50' FROM THE CENTERLINE OF THE EXISTING RIGHT OF WAY.
16. THE PROPERTY MAY BE PHASED AND SUBDIVIDED AS NECESSARY BY THE PETITIONER WITH EACH SUBDIVIDED PARCEL MEETING ALL DEVELOPMENT STANDARDS ESTABLISHED BY THIS DOCUMENT.
17. NO OUTDOOR STORAGE SHALL BE ALLOWED WITHIN 100' OF THE YORKMONT ROAD AND BYRUM DRIVE.
18. 5'-0" SIDEWALKS SHALL BE INSTALLED ALONG ALL PUBLIC STREETS. YORKMONT ROAD IS PART OF THE CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT TERMINAL DRIVE BOULEVARD PROJECT AND BYRUM DRIVE IS PART OF THE WEST BOULEVARD RELOCATION PROJECT. INSTALLATION OF SIDEWALKS FOR THESE STREETS SHALL BE PHASED AND COORDINATED WITH THE CONSTRUCTION OF EACH ROADWAY PROJECT. IN THE EVENT THAT THE BELLE OAK DRIVE RIGHT-OF-WAY IS ABANDONED, SIDEWALKS SHALL NOT BE REQUIRED. IF PROPOSED OAK LAKE BOULEVARD IS DEDICATED AS PUBLIC RIGHT-OF-WAY, 5'-0" SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF THE STREET.
19. THIS CONDITION TO THE REZONING OF THE PROPERTY SHALL NOT BE INTERPRETED AS A REQUIREMENT TO INSTALL SIDEWALKS ON BOTH SIDES OF ALL PUBLIC STREETS ADJACENT TO THE PROPERTY.
19. LOADING DOCKS SHALL NOT BE ALLOWED TO FACE YORKMONT ROAD NOR BYRUM DRIVE.
20. THE EXISTING POND INDICATED ON THIS PLAN AS 0.7478 ACRES WETLAND AREA #2 MAY BE PRESERVED OR MODIFIED IN CONJUNCTION WITH THE RIGHT-OF-WAY ROAD IMPROVEMENT PROJECT FOR THE PROPOSED OAK LAKE BOULEVARD EXTENSION IN CONJUNCTION WITH THE FINAL ENGINEERING DESIGN REQUIREMENTS FOR THE ROADWAY PROJECT.
20. THE EXISTING POND INDICATED ON THIS PLAN AS 0.3094 ACRES WETLAND AREA #1 MAY BE REMOVED/MITIGATED PENDING THE APPROVAL OF THE UNITED STATES ARMY CORPS OF ENGINEERS.
21. FINAL DETERMINATION OF THE EXISTING TREES TO BE PRESERVED, AS INDICATED ON THIS PLAN, WITHIN 30' OF THE PROPOSED YORKMONT ROAD RIGHT-OF-WAY SHALL BE MADE BY THE CITY OF CHARLOTTE URBAN FORESTER. THIS DETERMINATION SHALL BE BASED ON THE EXISTING HEALTH, CONDITION, AND WELFARE OF THE TREE(S) TO BE PRESERVED.



|    |                 |       |    |                 |       |
|----|-----------------|-------|----|-----------------|-------|
| 1  | S 51° 59' 41" W | 1.21  | 21 | S 84° 58' 36" E | 32.52 |
| 2  | N 31° 33' 47" E | 33.28 | 22 | S 22° 09' 32" E | 11.50 |
| 3  | N 55° 11' 52" W | 10.21 | 23 | S 06° 46' 06" E | 30.74 |
| 4  | N 01° 30' 00" W | 21.22 | 24 | S 00° 52' 03" E | 34.18 |
| 5  | N 08° 38' 35" W | 30.12 | 25 | S 05° 53' 07" W | 52.81 |
| 6  | N 13° 44' 08" W | 33.80 | 26 | S 00° 16' 52" E | 57.00 |
| 7  | N 29° 04' 17" W | 21.63 | 27 | S 05° 02' 23" E | 45.90 |
| 8  | N 22° 53' 58" E | 33.27 | 28 | S 07° 52' 09" W | 37.75 |
| 9  | N 78° 22' 03" E | 34.39 | 29 | S 82° 18' 24" W | 79.20 |
| 10 | S 72° 40' 44" E | 27.01 | 30 | S 85° 28' 17" W | 47.49 |
| 11 | S 50° 20' 08" E | 17.92 | 31 | S 86° 06' 06" W | 40.35 |
| 12 | S 11° 10' 03" E | 35.49 | 32 | S 86° 14' 42" W | 42.99 |
| 13 | S 09° 52' 45" E | 45.81 | 33 | N 74° 58' 13" W | 5.75  |
| 14 | S 17° 29' 01" E | 44.79 | 34 | N 12° 35' 26" W | 10.01 |
| 15 | N 85° 20' 40" W | 23.25 | 35 | N 52° 41' 25" E | 35.48 |
| 16 | S 83° 50' 30" W | 41.91 | 36 | N 66° 16' 40" E | 36.05 |
| 17 | S 87° 10' 27" W | 36.77 | 37 | N 46° 56' 21" E | 27.88 |
| 18 | N 20° 06' 48" E | 60.42 | 38 | N 15° 48' 30" E | 47.02 |
| 19 | N 23° 10' 07" E | 20.15 | 39 | N 20° 25' 24" E | 34.53 |
| 20 | N 73° 56' 12" E | 19.59 | 40 | N 15° 47' 11" E | 39.30 |

| CURVE TABLE |                  |                 |        |  |
|-------------|------------------|-----------------|--------|--|
| CURVE       | RADIUS & ARC     | CHORD           |        |  |
| C1          | R=48.00 A=74.83  | N 83° 20' 40" W | 67.48' |  |
| C2          | R=300.00 A=85.63 | S 60° 10' 20" W | 85.34' |  |
| C3          | R=601.91 A=54.15 | N 79° 42' 05" E | 54.13' |  |
| C4          | R=601.91 A=57.11 | N 74° 24' 22" E | 57.09' |  |