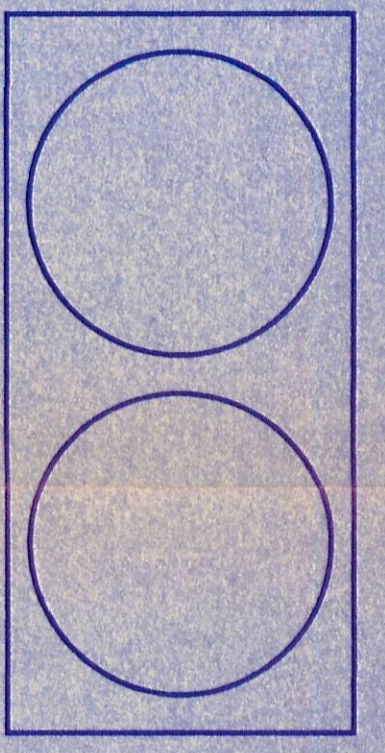


**CONDITIONAL NOTES:**

1. A 30 FOOT SETBACK IS PROPOSED ADJACENT TO DISTRIBUTION CENTER DRIVE. THIS SETBACK SHALL BE USED TO IMPLEMENT A STREETScape DESIGN THEME THAT WILL CONSIST OF A COMBINATION OF LARGE MATURING TREES, EVERGREEN SHRUBS AND SMALL MATURING TREES ON A 6' HIGH EARTH BERM, AS DEPICTED ON THIS PLAN OR THE PETITIONER/DEVELOPER MAY USE EXISTING TREES/FOLIAGE IF SUFFICIENT NATURAL GROWTH IS PRESENT IN THE 30' SETBACK TO ESTABLISH AN EFFECTIVE AND ATTRACTIVE SCREENING APPEARANCE.
2. ACCESS TO THE SUBJECT PARCELS ARE GENERALLY AND APPROXIMATELY DEPICTED ON THIS PLAN. FINAL APPROVAL FOR ALL DRIVEWAY CONNECTIONS SHALL BE SUBJECT TO REVIEW BY THE C.D.O.T. AND N.C.D.O.T.
3. THIS PROJECT WILL BE SUBJECT TO APPLICABLE ORDINANCE REQUIREMENTS FOR SCREENING, TREE ORDINANCE, PARKING, STORM WATER DETENTION AND EROSION CONTROL.
4. PETITIONER SHALL PROVIDE A 5 FOOT SIDEWALK AND A 8 FOOT PLANTING STRIP ALONG THE FRONTAGE WITH DISTRIBUTION CENTER DRIVE. STREET TREES SHALL BE INSTALLED WITHIN THE 8' PLANTING STRIP AT A RATE OF 35 FOOT ON CENTER.
5. MAXIMUM HEIGHT OF PARKING LOT LIGHTING SHALL BE 30 FEET.
6. DUMPSTERS SHALL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
7. DETACHED SIGNS SHALL BE LIMITED TO 7 FEET IN HEIGHT AND 50 SQUARE FEET IN SIZE.
8. NO STORM WATER DETENTION FACILITIES SHALL BE LOCATED IN THE SETBACK AREAS.
9. NO WALL PAK TYPE LIGHTING WILL BE ALLOWED.
10. NO BUILDINGS WITH A METAL VENEER/FINISH SHALL BE ALLOWED.
11. DRIVEWAY DESIGN SHALL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS (10' x 470' SITE TRIANGLE) AND EXISTING GUARDRAILS CANNOT BE LOCATED WITHIN THESE SIGHT TRIANGLES. DRIVEWAYS ON THE WEST SIDE OF DISTRIBUTION CENTER DRIVE MUST ALIGN DIRECTLY OPPOSITE THOSE ON THE EAST SIDE.

**GNA DESIGN ASSOCIATES, Inc.**  
 428 East Fourth Street  
 Suite 408 (704) 373-1907  
 Charlotte, NC 28202



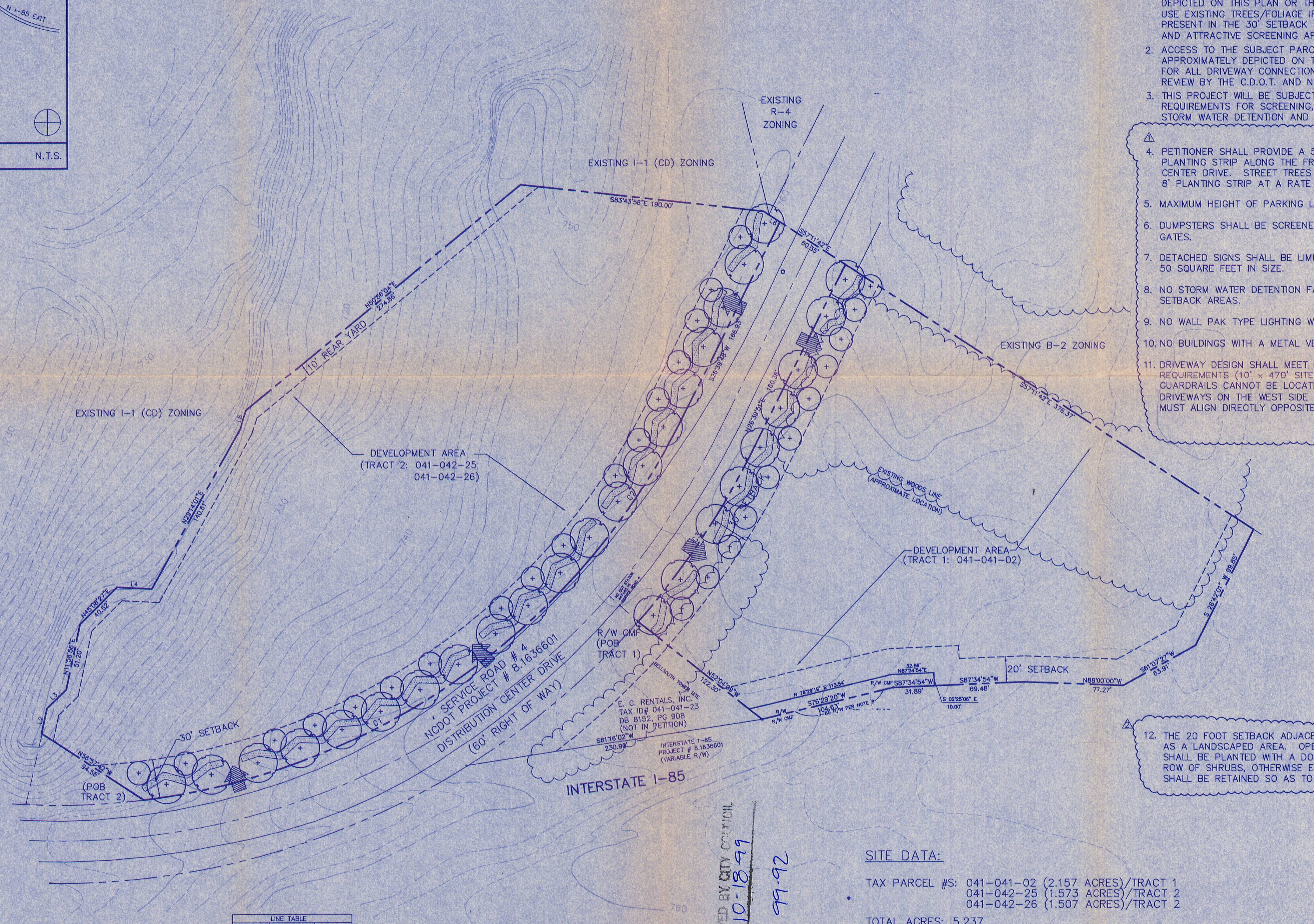
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**PROJECT:** CONDITIONAL REZONING REQUEST FOR ALLEN C. JOHNSON  
 P. O. BOX 5339 STATESVILLE, NC 28687

**SHEET TITLE:** REZONING SITE PLAN FOR PROPERTY ON DISTRIBUTION CENTER DRIVE CHARLOTTE, NC

8/20/99: FOR PUBLIC HEARING/PETITION #99-92

Project No.	44456
Checked by	TLH
Drawn by	PAB
Date Drawn	4/20/99
Revisions	
Public Hearing	8/20/99 FOR PUBLIC HEARING
Note #12 Per Zoning Committee	9/28/99 ADDED NOTE #12 PER ZONING COMMITTEE
Sheet	1 OF 1



12. THE 20 FOOT SETBACK ADJACENT TO I-85 SHALL BE RETAINED AS A LANDSCAPED AREA. OPEN AREAS WITHIN THE SETBACK SHALL BE PLANTED WITH A DOUBLE ROW OF TREES AND A SINGLE ROW OF SHRUBS. OTHERWISE EXISTING TREES WITHIN THIS SETBACK SHALL BE RETAINED SO AS TO PROVIDE THE DESIRED SCREENING.

- NOTE:**
1. NORTH ORIENTATION BASED ON MAP BY ARCADIS, GERAGHTY & MILLER, DATED 2/25/98, FOR AT&T WIRELESS COMMUNICATIONS, AND TITLED "SITE SURVEY".
  2. LINES PROTRACTED FROM DEEDS AND MAPS AND NOT SURVEYED THIS DATE ARE SHOWN AS DASHED LINES.
  3. IMPROVEMENTS AS SHOWN ARE INSERTED FROM AN ELECTRONIC COPY OF MAP REFERENCED IN NOTE 1, AND NOT VERIFIED BY US THIS DATE.
  4. THE PURPOSE OF THIS SWITCH IS TO SHOW A 10' EASEMENT FROM THE PROPERTY OF E.C. RENTALS, INC. ACROSS ALLEN C. JOHNSON AND JOYCE R. JOHNSON TO A POWER POLE IN THE RIGHT OF WAY OF I-85, AS SHOWN HEREON.
  5. THIS PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
  6. ALL TITLE DOCUMENTS NOT SUPPLIED FOR THE PREPARATION OF THIS MAP.
  7. THIS IS NOT A BOUNDARY SURVEY.
  8. RIGHT OF WAY DATA ON I-85 TAKEN FROM CONSENT JUDGMENT ORDER FOR SUPERIOR COURT DIVISION, CIVIL ACTION S.D. NO. 82-CVS-12462.
  9. LEASE FROM E.C. RENTALS, INC. TO BELL SOUTH UNAVAILABLE AT TIME OF MAPPING.

LINE	BEARING	DISTANCE
L1	N52°02'03"W	30.08'
L2	N12°04'27"E	19.65'
L3	N46°05'20"E	20.88'
L4	S87°08'51"E	27.19'
L5	N17°51'52"E	15.00'
L6	S57°11'42"E	14.83'
L7	S51°44'49"E	30.07'

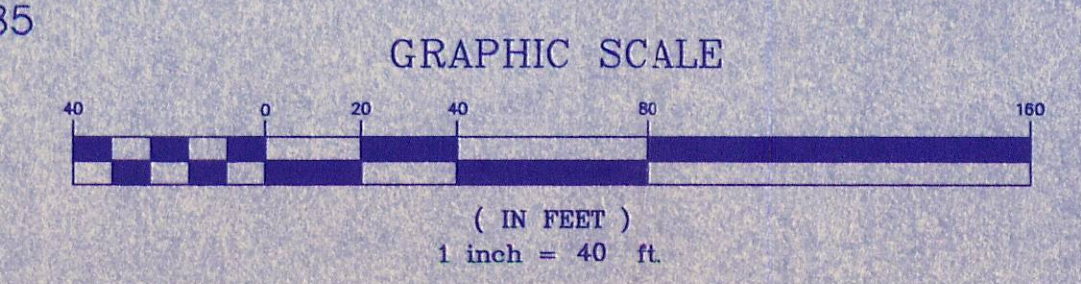
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	542.96'	386.88'	202.06'	378.75'	S62°43'29"W	40°49'32"
C2	542.96'	147.30'	74.10'	146.85'	S34°21'06"W	15°32'37"
C3	602.96'	159.37'	80.15'	158.90'	N34°09'06"E	15°08'37"

**NOTE:**  
 THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM A COMBINATION OF DEEDS AND PREVIOUS SURVEYS. THE TOPOGRAPHIC INFORMATION SHOWN WAS DIGITIZED FROM THE CITY'S AERIAL PHOTOGRAPHY MAPS. A FIELD VERIFIED BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY A NCRLS WILL BE NECESSARY FOR THE DEVELOPMENT OF FINAL SITE WORK CONSTRUCTION DOCUMENTS.

APPROVED BY CITY COUNCIL  
 DATE 10-18-99  
 99-92

**SITE DATA:**

- TAX PARCEL #S: 041-041-02 (2.157 ACRES)/TRACT 1  
 041-042-25 (1.573 ACRES)/TRACT 2  
 041-042-26 (1.507 ACRES)/TRACT 2
- TOTAL ACRES: 5.237
- CURRENT ZONING: 0-1
- PROPOSED ZONING: I-1 (CD)
- PROPOSED YARD REQUIREMENTS:
  - FRONT SETBACK ALONG DISTRIBUTION CENTER DRIVE: 30' (DISTRICT REQUIREMENT 20') 20' SETBACK ALONG I-85
  - REAR YARD SETBACK: 10'
  - SIDE YARD SETBACK: 0'
- MAXIMUM BUILDING SQUARE FOOTAGE: 75,000 SF
- PROPOSED USES: ALL USES ALLOWED UNDER I-1



CADD FILE: G:\CADD\PROJ\44456\REZONING