

LOCATION MAP

LEGEND

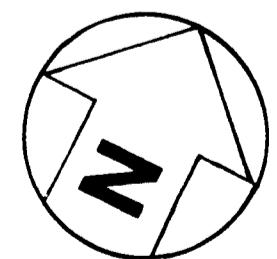
- PROPOSED STREET RIGHT OF WAY
- EXISTING STREET RIGHT OF WAY
- PROPERTY LINE OF SITE
- ADJOINING OWNER PROPERTY LINES
- LIMITS OF BUFFER AND SETBACK AREAS ALONG MORRIS FIELD DR. AND EASTERN PROPERTY LINE.
- - - - - EXISTING CONTOUR LINES

NOTES:

1. THE FOLLOWING USES SHALL NOT BE PERMITTED WITHIN THE PROPOSED REZONING AREA:
 - 1) USES INVOLVING THE PRODUCTION OR STORAGE OF POTENTIALLY DANGEROUS PRODUCTS AND CHEMICALS SUCH AS INSECTICIDES, FERTILIZERS, AND FUEL OILS.
 - 2) USES CREATING OBJECTIONABLE ODORS SUCH AS ABATORIES, SEWAGE TREATMENT PLANTS, AND HIDE TANNING AND CURING.
 - 3) USES CREATING OBJECTIONABLE NOISE LEVELS SUCH AS RACE TRACKS.
 - 4) USES THAT ARE HIGHLY DETRIMENTAL TO THE VISUAL QUALITY OF SURROUNDING RESIDENTIAL AREAS SUCH AS JUNKYARDS AND SANITARY LANDFILLS, UNLESS ADEQUATELY SCREENED OR LOCATED A MINIMUM OF 300 FT. FROM RESIDENTIAL PROPERTY.
 - 5) MOTELS, HOTELS.
2. TOTAL SITE ACREAGE: 21.263 ACRES
3. TOTAL BUILDING SQ. FOOTAGE: 372,000 SQ. FT. (MAX)
4. BUILDING SETBACKS: 20 FT. OFF INTERIOR PUBLIC STREETS
50 FT. OFF MORRIS FIELD DRIVE -
(40 FT. TO REMAIN UNDISTURBED)
5. THE PROPOSED PUBLIC STREETS WILL BE CONSTRUCTED ONLY AS NEEDED BY DEVELOPMENT. THE LOCATION AND EXTENT MAY VARY FROM THAT SHOWN ON THIS PLAN.
6. SIGNAGE TO BE IN ACCORDANCE WITH ZONING ORDINANCE REGULATIONS EXCEPT THAT BILLBOARDS/OUTDOOR ADVERTISING SIGNS SHALL NOT BE PERMITTED.
7. BUILDING SQUARE FOOTAGE WILL BE ALLOCATED TO THE INDIVIDUAL SITES ON A PER ACRE BASIS (MAX 17500 SQ. FT. PER ACRE.)

Per # 83-38
First Colony Corp.

Approved City 11/21/83



PROPOSED INDUSTRIAL PARK
MORRIS FIELD DRIVE CHARLOTTE, N.C.

SCALE
1" = 80'
DATE
3 AUG. 83

COMM NO
8350
DRAWN
GA & LM
CHECKED
LM

REZONING SITE PLAN
PETITION #8338

DPR
associates
LANDSCAPE ARCHITECTS
DESIGN • PLANNING • RESEARCH
2047 S.S. 1204 • 2036 E SEVENTH STREET
CHARLOTTE, NORTH CAROLINA 28204

SHEET NO
1
OF ONE