

# PROPOSED REZONING SCHEMATIC SITE PLAN YORKMONT ROAD CHARLOTTE, N. C.

Scale: 1 inch = 200 feet

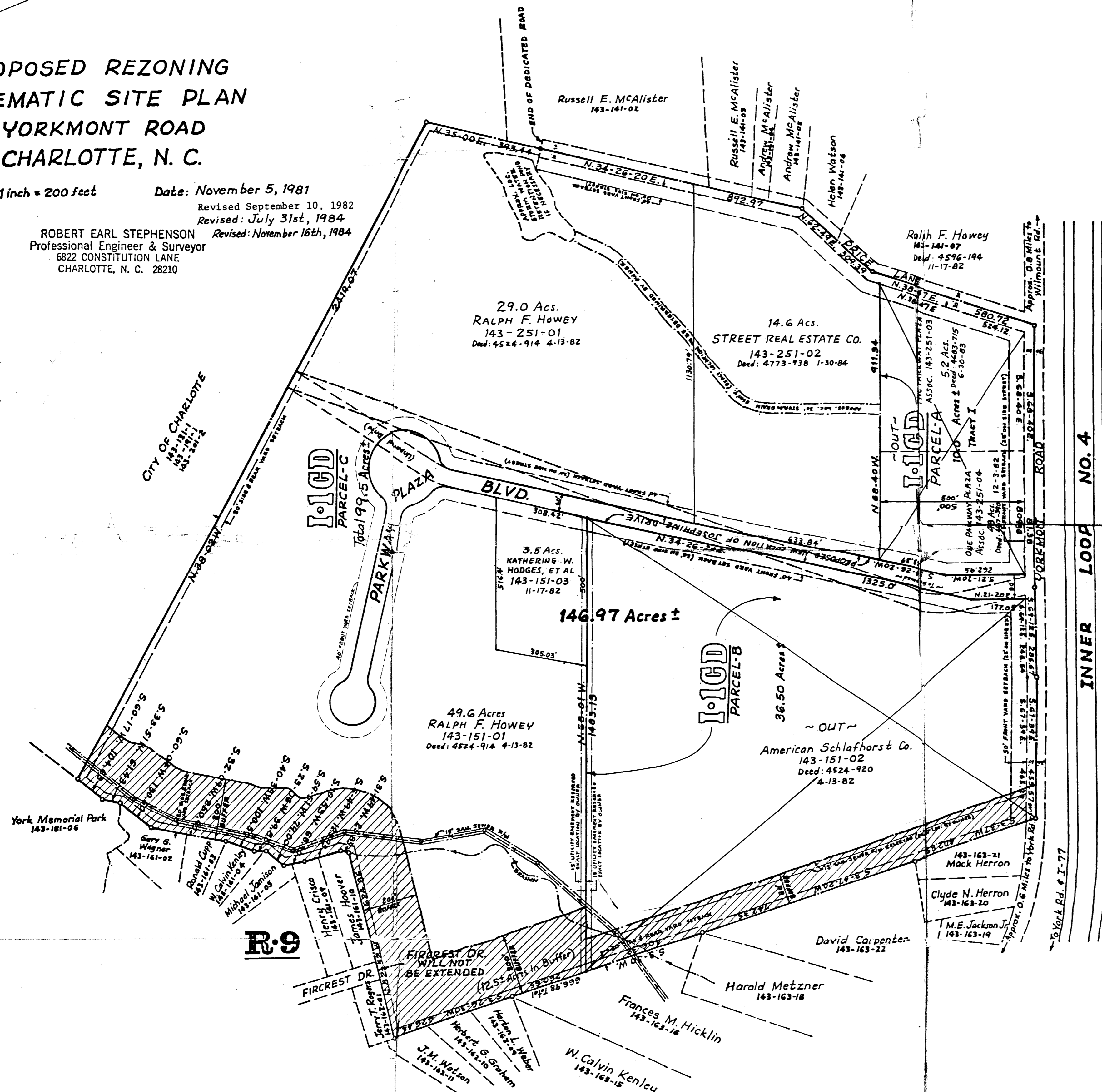
Date: November 5, 1981

Revised September 10, 1982

Revised: July 31st, 1984

Revised: November 16th, 1984

ROBERT EARL STEPHENSON  
Professional Engineer & Surveyor  
6822 CONSTITUTION LANE  
CHARLOTTE, N. C. 28210



### General Site Data:

Parcel A	10.0 Acres, ±
Parcel B	36.5 Acres, ±
Parcel C	99.5 Acres, ±
<b>Total Acreage</b>	<b>146.0 Acres, ±</b>
Street Rights of Way	8.0 Acres, ±
Buffer Area (easterly margin)	12.5 Acres, ±
Areas within which improvements will be located:	
Parcel A	10.0 Acres, ±
Parcel B	33.5 Acres, ±
Parcel C	82.0 Acres, ±
<b>Total</b>	<b>125.5 Acres, ±</b>

(NOTE: AREA FIGURES BASED ON PLANIMETER MEASUREMENTS  
THUS, SUBJECT TO VERIFICATION FROM SURVEY CALCULATIONS )

### Zoning:

Existing:	R-9
Proposed:	
Parcel A:	Light I-1(CD)
Parcel B:	Light I-1(CD)
Parcel C:	Light I-1(CD)

### Permissible Uses for Each Parcel:

Subject only to the limitations imposed hereinbelow upon the development of each Parcel, any use permitted in an I-1 Zoning District established under the Mecklenburg County Zoning Ordinance as of November 4, 1981. Each such use shall be subject to the development standards and requirements applicable to the I-1 Zoning District and, in addition, to all restrictions, limitations and conditions imposed by this Schematic Site Plan on the Parcel.

### Limitations imposed upon Development of Each Parcel:

- Parcel A**
- Maximum Allowable Gross Floor Area - 150,000 square feet (an average of 15,000 square feet per acre).
- Parcel B**
- Maximum Allowable Gross Floor Area - 440,000 square feet (an average of 12,000 square feet per acre).
  - No more than 120,000 square feet of the Maximum Allowable Gross Floor Area may be devoted to general office use. Space used primarily for purposes of research and development, warehousing of inventory, training and instruction of individuals who are not employed by the occupant, showrooms for machinery and equipment and laboratories shall not be deemed to be devoted to general office use for purposes of the preceding sentence.
- Parcel C**
- Maximum Allowable Gross Floor Area - 1,200,000 square feet (an average of 12,000 square feet per acre).
  - No more than 1,000,000 square feet of the Maximum Allowable Gross Floor Area may be devoted to general office use. Space used primarily for purposes of research and development, warehousing of inventory, training and instruction of individuals who are not employed by the occupant, showrooms for machinery and equipment and laboratories shall not be deemed to be devoted to general office use for purposes of the preceding sentence.
  - Development of this parcel shall occur over a minimum of six (6) years beginning with 1984. Construction shall not exceed a total of 240,000 square feet per year for the first two years of which not more than 100,000 square feet shall consist of office use. For the third through fifth years, construction shall not exceed a total of 180,000 square feet per year of which not more than 150,000 square feet shall consist of office use. This allowed square footage shall be cumulative from year to year with any unused allowance carrying over to the next year. Construction shall revert to a five year period with a maximum of 100,000 square feet per year of which not more than 200,000 square feet shall consist of office use.

### GENERAL RESTRICTIONS APPLICABLE TO EACH OF THE THREE PARCELS:

- No engineered metal buildings may be constructed on any Parcel.
- Expo concrete block exteriors are not permitted on any Building.
- Outs storage is not permitted.
- Load docks may not face Yorkmont Road.
- All heating, heating and air conditioning equipment and all trash receptacles, whether located on roofs or elsewhere on the Parcel, must be adequately screened.

### Additional Restrictions Applicable to Certain Parcels:

**Parcel B and C.**  
No building or parking facility may be constructed within the 80-foot and 10-foot Buffer Areas established along the easterly margins of Parcel B and C. The Owner of each Parcel reserves, however, the right to wall or part of the Buffer Areas imposed on the Parcel for utility, drainage, soil erosion control and screening purposes.

**Parcel C.** Fircrest Drive may not be connected with Parcel C.

### Proposed Zoning Schematic Site Plan:

Owned by  
Ralph F. Howey, Street Real Estate Co.  
Katherine Hodges & et. al.

APPROVED BY COUNTY COMMISSION

DATE 10/15/84

84-34(C)

NOTE: Drawn for rezoning purposes from public records. No survey made this date. All courses, distances and areas subject to change when surveyed.

NOTE: Buffer zone to be maintained. All utilities and easements to be permitted in Buffer zone. Area figures based on scale measurements. Subject to field survey.

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RALPH F. HOWEY  
5950 FAIRVIEW RD., CHARLOTTE, N.C.  
28210

8.0± Acres in Road Right of Way

Side Plan  
Amendment