

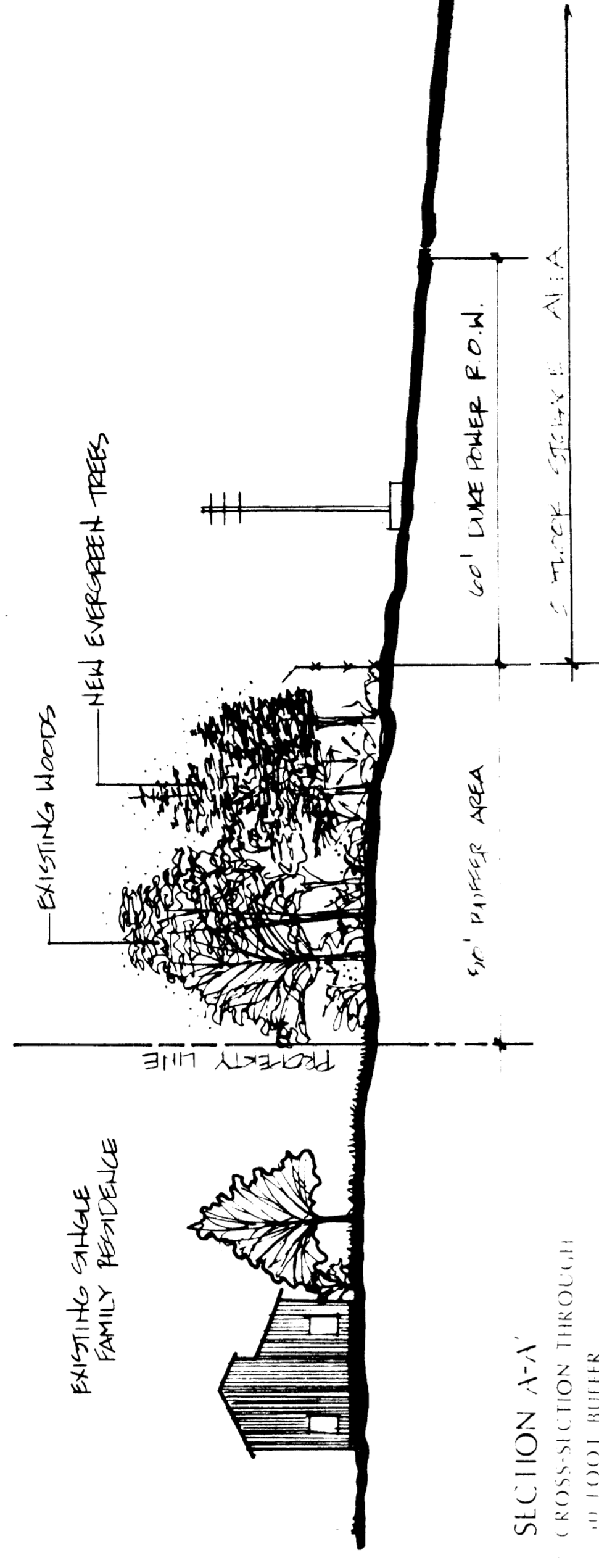
**GENERAL CONDITIONS**

1. THIS SITE PLAN REPRESENTS A GENERAL LAYOUT CONCEPT. THE DEVELOPER RESERVES THE RIGHT TO MAKE SLIGHT MODIFICATIONS AS WELL AS MINOR CHANGES TO THE FOOTPRINT OF THE BUILDINGS, PARKING LOTS, THE ENTRANCE AND INTERNAL CIRCULATION.
2. A 75 FOOT LAWN/LANDSCAPING AREA IS PROPOSED ADJACENT TO N.C. 115. THERE WILL BE NO PARKING OR STRUCTURES ALLOWED IN THIS 75 FOOT AREA.
3. THE 75 FOOT LAWN AREA ADJACENT TO N.C. 115 WILL BE IMPROVED WITH LOW SHRUBS AND STREET TREES. STREET TREES WILL BE PLANTED A MAXIMUM OF 45 FEET ON CENTER.
4. A MINIMUM 30 FOOT BUFFER IS PROPOSED ON ALL EXTERIOR BOUNDARIES OF BOTH THE I-2 AND O-15 PARCELS. WHERE THERE IS SUFFICIENT EXISTING VEGETATION, THESE AREAS WILL BE PRESERVED. SCREENING APPROX. INTO THE BUFFER DESIGN. IN AREAS WHERE NO NATURAL VEGETATION EXISTS, THE PETITIONER WILL INSTALL A COMBINATION OF LOBLOLLY PINES AND CEDARS TO FORM A MASS EVERGREEN SCREEN.
5. THE 30 FOOT BUFFER AROUND THE EXTERIOR OF THE I-2 PARCELS WILL PROVIDE BUFFER AND SCREENING TO THE ADJACENT PROPERTY CURRENTLY ZONED RESIDENTIAL.
6. OF THE 7. ALBES OF TOTAL SITE, 2.26 ACRES (OR 32% OF THE TOTAL SITE) IS SET ASIDE FOR BUFFER AREA AND GREEN SPACE.
7. PARKING WILL BE IN ACCORDANCE WITH SECTION 2000. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
8. DRIVEWAY ACCESS FROM N.C. 115 WILL BE DESIGNED IN ACCORDANCE WITH SECTION 2000. OF THE MECKLENBURG COUNTY ZONING ORDINANCE. ALL DRIVEWAYS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T.
9. ACCESS TO N.C. 115 WILL BE LIMITED TO ONE DRIVEWAY CUT ONLY.
10. SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601. OF THE MECKLENBURG COUNTY ZONING ORDINANCE OR GREATER AS INDICATED ON THIS PLAN.
11. SIGNAGE FOR BOTH PARCELS SHALL BE IN ACCORDANCE WITH SECTION 2100. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

12. AN ADDITIONAL 20 FOOT OF R.O.W. WILL BE DEDICATED TO THE LENGTH OF THE PROPERTY ADJACENT TO N.C. 115. THIS LENGTH OF R.O.W. WILL OCCUR PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
13. THE OFFICE BUILDING WILL BE DESIGNED TO BE RESIDENTIAL IN STYLE AND CHARACTER IN ORDER TO CONTRIBUTE POSITIVELY TO THE STREETSCAPE APPEARANCE ALONG N.C. 115.
14. ACCESSORY USES FOR BOTH O-15 PARCELS AND I-2 PARCELS WILL BE ALLOWED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE ZONING DISTRICT.
15. CRESCENT ELECTRIC RESERVES THE RIGHT TO EITHER CONNECT THE WAREHOUSE TO THE OFFICE BUILDING OR BUILD TWO SEPARATE STRUCTURES. REGARDLESS, ANY WAREHOUSE OR INDUSTRIAL ACTIVITY WILL BE LOCATED ONLY ON THE I-2 (CD) PARCEL (TRACT B).
16. THERE WILL BE NO BILLBOARDS ALLOWED ON EITHER THE PROPOSED O-15 (CD) PARCEL (TRACT A) OR THE PROPOSED I-2 (CD) PARCEL (TRACT B).

**SITE DATA :**

EXISTING ZONING ——— RU  
 PROPOSED ZONING ——— O-15(CD) TRACT A  
 I-2(CD) TRACT B  
 7.00 ACRES TOTAL (TRACT A & B)

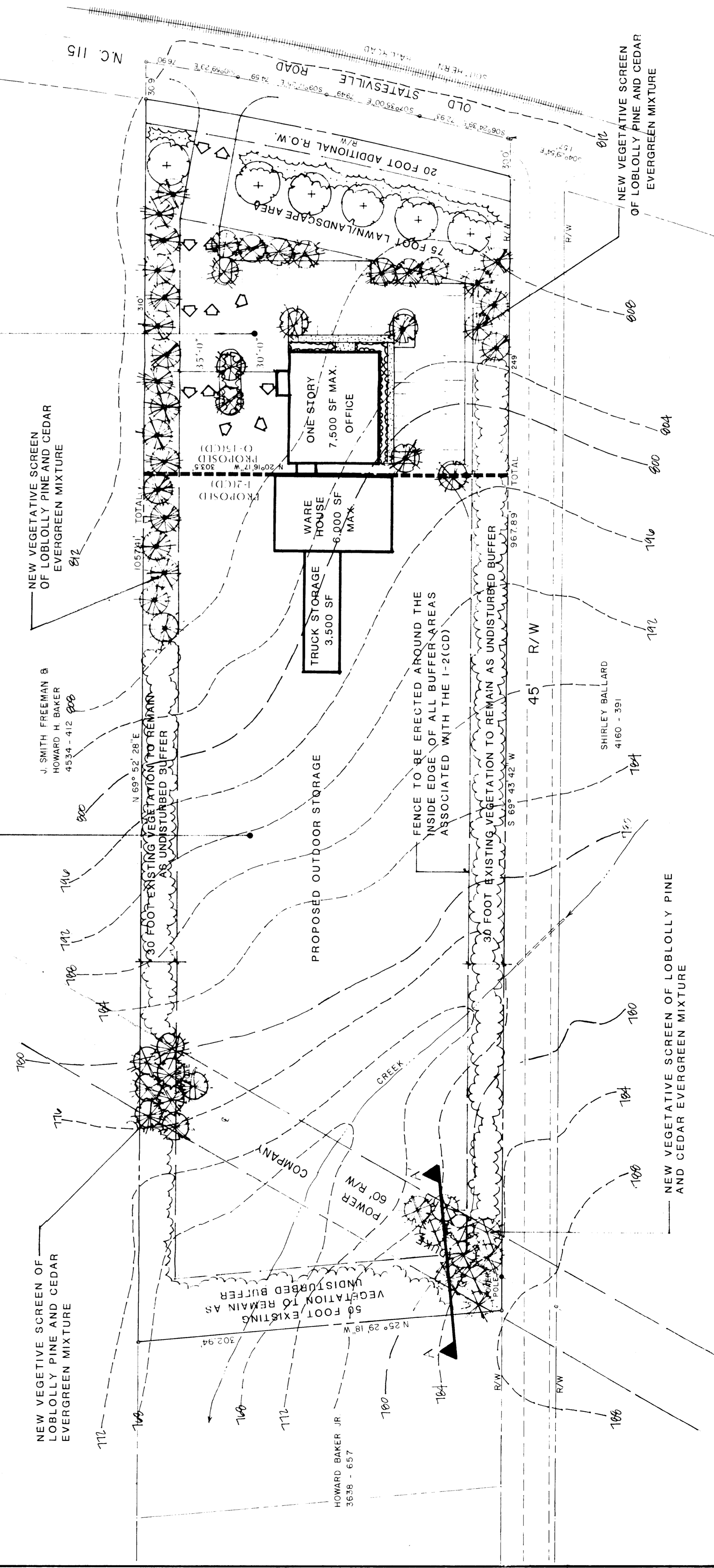


**TRACT B :**

EXISTING ZONING ——— RU  
 PROPOSED ZONING ——— I-2(CD)  
 PROPOSED USE ——— OUTDOOR STORAGE AREA

**TRACT A :**

EXISTING ZONING ——— RU  
 PROPOSED ZONING ——— O-15 (CD)  
 PROPOSED USE ——— 7,500 SF MAX. OFFICE



88-36(c)  
 Crescent Electric

JAMES COY MAYES  
 2315-317

APPROVED BY CITY COUNCIL  
 DATE 8/15/88

SCALE 1" = 50'  
 See Administrative Approval  
 Dated 7/14/88 by Mayor B. Coarney

