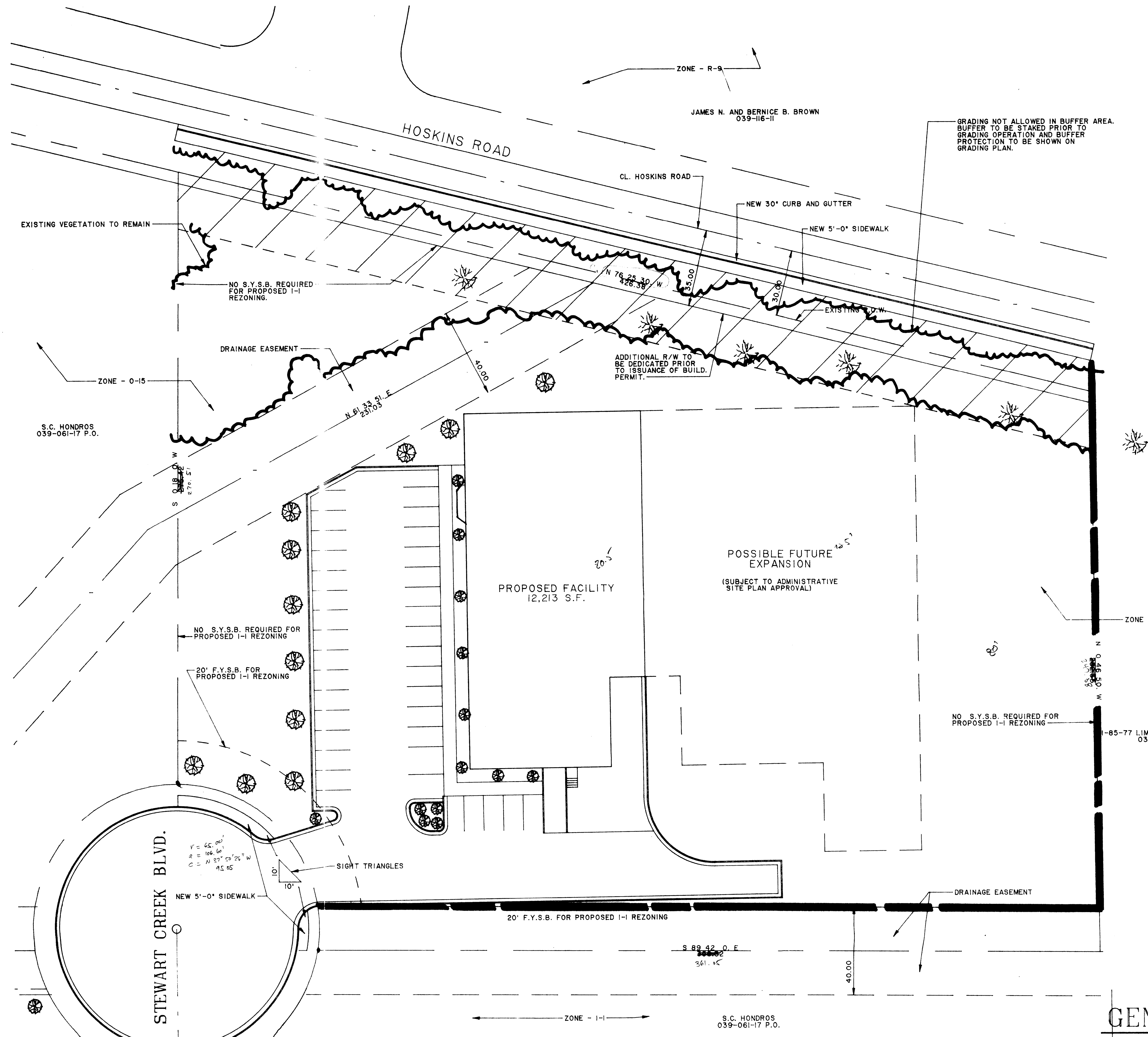
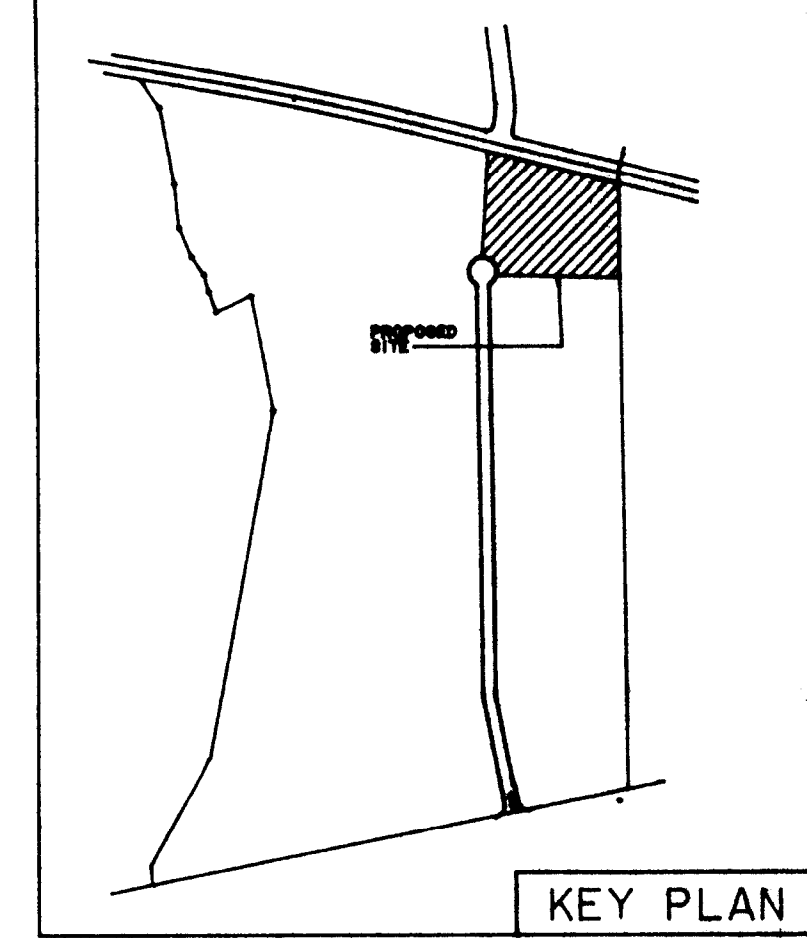
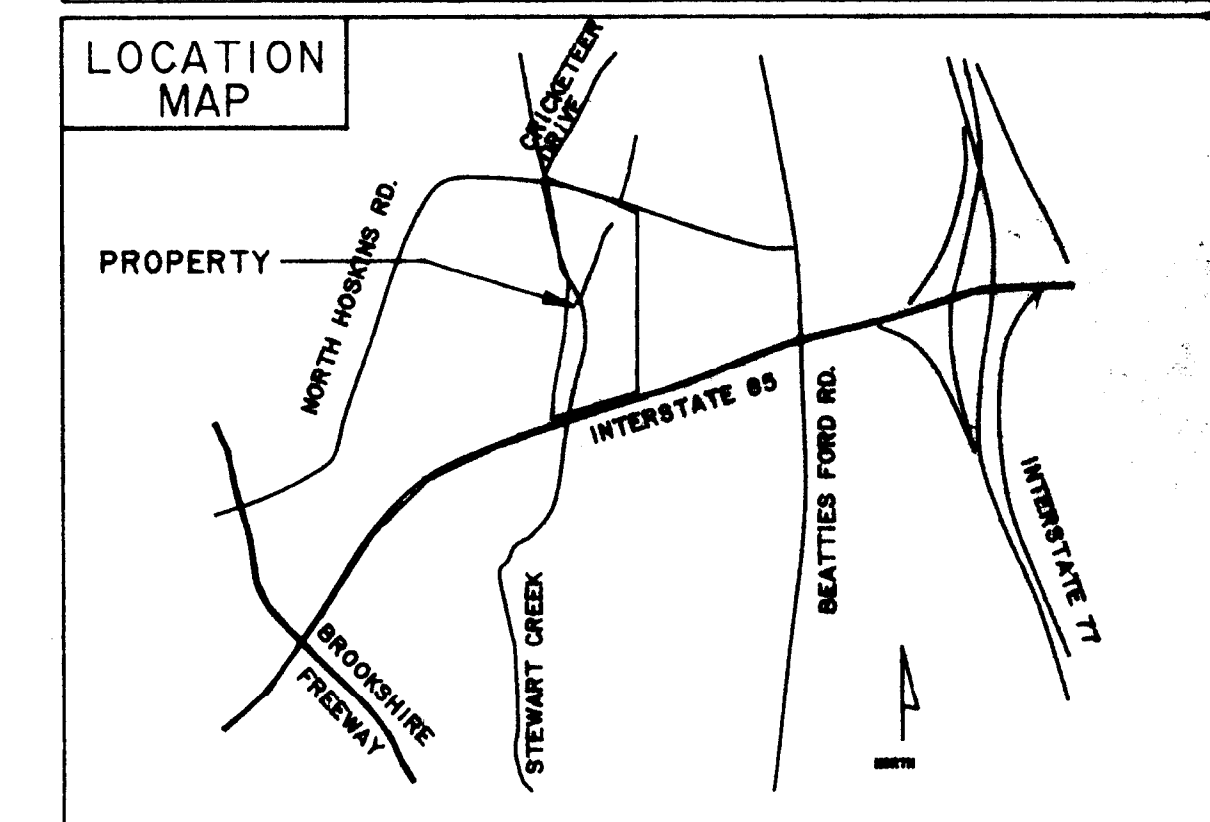


REVISIONS		
NO.	DATE	DESCRIPTION



SITE DATA

SITE SIZE: 2.79 ACRES
 EXISTING ZONING: O-15
 PROPOSED ZONING: I-1(CD)
 PROPOSED PERMITTED USES ARE NOT TO BE USED:
 1. AUTOMOBILE REPAIR GARAGE INCLUDING ENGINE OVERHAUL, BODY AND PAINT JOB AND SIMILAR OPERATIONS.
 2. FUEL OIL DISTRIBUTION
 3. MOTORCYCLE RETAIL SALES AND REPAIR
 4. TIRE RECAPPING AND RETREADING
 5. TRUCKS, TRACTOR AND TRAILER UNITS, RETAIL AND WHOLESALERS SALES.
 6. DEMOLITION LANDFILL
 7. REGIONAL FUEL STORAGE FACILITIES
 8. HAZARDOUS MATERIAL STORAGE (AS A PRINCIPAL USE)

PROPOSED PHASE 1 MAXIMUM BUILDING AREA 12,213 S.F.
 PROPOSED MANUFACTURING AREA: 9,213 S.F.
 PROPOSED OFFICE AREA: 3,000 S.F.
 PROPOSED PARKING: 37 SPACES
 REQUIRED PARKING: 30 SPACES
 PROPOSED PHASE 2 (NOT TO CONSIST OF MORE THAN 21,000 S.F.) SHALL BE SUBJECT TO PLANNING STAFF SITE PLAN REVIEW AND APPROVAL, AND EXPANSION SHALL RETAIN THE DESIGN COMMITMENT REFLECTED IN THE ATTACHED ILLUSTRATIVE BUILDING ELEVATION.

TREE ORDINANCE

PERIMETER PLANTING STRIP, 8'-0" WIDTH, WITH EITHER SMALL MATURING TREES, MIN. 2" CALIPER AND 8'-0" HEIGHT, SPACED 30'-0" O.C. OR LARGE MATURING TREES, MIN. 2" CALIPER AND 8'-0" HEIGHT, SPACED 40'-0" O.C.

INTERNAL PLANTING REQUIRED:
 ONE TREE / 10,000 S.F. OF IMPERVIOUS AREA, NO PARKING SPACE TO BE FURTHER THAN 60' FROM A TREE.

NOTE: AT NO POINT WILL ANY IMPERVIOUS AREA HAVE LESS THAN 10% LANDSCAPING. SCREENING (MIN. 3'-0" HIGH SHRUB.) IS REQUIRED AT HOSKINS ROAD AREA.

APPROVED BY CITY COUNCIL
 DATE June 18, 1990

90-27
 S.C. Hondros

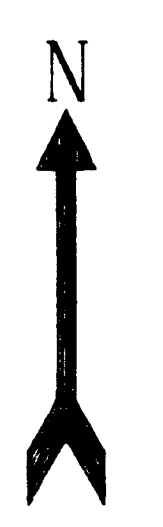
GENERAL NOTES

THE AREA INDICATED ON THE SITE PLAN AS EXISTING VEGETATION CONSISTS OF A COMBINATION OF TREES AND UNDERGROWTH. THIS AREA SHALL REMAIN UNDISTURBED EXCEPT FOR NECESSARY SELECTIVE CLEANING. IN ADDITION PHOTINIA OR OTHER SCREEN PLANTING SHALL BE USED TO SUPPLEMENT THIS BARRIER AREA.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THIS AREA ON A REGULAR BASIS TO INSURE IT RETAINING A QUALITY VIEW RELATIONSHIP TO THE NEARBY RESIDENTIAL AREAS.

THIS SITE PLAN REFLECTS A DEFINITIVE COMMITMENT TO THE USE OF THE PROPERTY. HOWEVER MINOR ADJUSTMENTS MAY BE MADE TO ACCOMMODATE FINAL DESIGN OR SITE COMMITMENT. THERE IS ATTACHED TO AND MADE PART OF THIS COMMITMENT AN ILLUSTRATIVE BUILDING DESIGN. THIS INDICATES THE GENERAL BUILDING CONCEPT WHICH SHALL BE ADHERED TO, WITH ONLY MINOR CHANGES TO BUILDING DETAILS.

REZONING PLAN
 SCALE: 1" = 20'-0"



ISSUED BY: SCH DATE ISSUED: 3-26-90 ISSUED TO: APPROVED BY: [Signature]

HARRIS ELECTRONICS CORP.
 STEWART CREEK BUS. PARK
 CHARLOTTE, N.C.

S.C. HONDROS & ASSOCIATES, INC.
 ENGINEERS & CONTRACTORS
 P.O. BOX 220456
 CHARLOTTE, N.C. 28222 PH 377-4614

DRN BY: SCH CHK BY: [Signature] SCALE: 1" = 20'-0" DATE: 3-26-90

REZONING PLAN S-1 OF 01