

VICINITY MAP
NOT TO SCALE

PARCEL "B"
9.97 AC.
WEST OF JOHN PRICE RD.

R-15MF (C6)
NCF FINANCIAL CORP.
P.O. BOX 68600
CHARLOTTE, NC 28266
201-201-01

R-15MF (C6)
YORK RIDGE APARTMENTS
13001 YORK RIDGE ROAD
CHARLOTTE, NC 28273
201-201-30

GLEN LITAKER
2806 SANDY PORTER ROAD
CHARLOTTE, NC 28210
201-201-07

THE HOWEY CO., INC.
6805-C FAIRVIEW ROAD
CHARLOTTE, NC 28210
201-201-14

BRUCE F. ROBERTS
12 FAIRWAY RIDGE
LAKE WYLLIE, SC
29710
201-181-16

CHARLES H. WOOD
P.O. BOX 7426
CHARLOTTE, NC 28217
201-181-27

GENERAL NOTES:

- PROPERTY MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY MAP OR UNDER PRESCRIBED CONDITIONS IN ANY I-1 ZONING DISTRICT.
- ALL SIGNAGE AND PARKING REQUIREMENTS SHALL CONFORM WITH THE APPLICABLE SECTION OF THE ZONING ORDINANCE.
- SCREENING FROM THE ADJACENT RESIDENTIALLY ZONED PROPERTY SHALL BE PROVIDED BY EXISTING VEGETATION (IF ANY) AND NEW BERMS, FENCES, AND/OR PLANTING TO COMPLY WITH SECTION 1601 OF THE ZONING ORDINANCE. BUFFERS, IF REQUIRED, WILL REMAIN UNDISTURBED. IF PARCEL "B" IS DEVELOPED AS OFFICE, NO BUFFER OR SCREENING COMMERCIAL PROPERTY IS REQUIRED. SCREENING MAY OCCUR IN AREAS WITHOUT EXISTING VEGETATION IN ORDER TO INSTALL BERMS, IF NECESSARY.
- TOPOGRAPHIC INFORMATION FROM MECKLENBURG COUNTY AERIAL PHOTO MAP.
- SCREENING FOR THE PROPOSED CAROWINDS BLVD. EXTENSION SHALL CONSIST OF LARGE MATURING SHADE TREES, AT LEAST 2" CALIPER AND PLANTED 40' ON CENTER. PLANTING SHALL OCCUR ONCE FINAL ALIGNMENT OF THIS ROAD HAS BEEN DETERMINED AND AT THE TIME OF DEVELOPMENT OF THE SUBJECT PROPERTY.
- FIRE HYDRANTS SHALL BE PROVIDED WITHIN 500' OF ANY BUILDING.
- MAXIMUM BLDG. HEIGHT SHALL BE 1 STORY.
- LEFT TURN LANES WILL BE PROVIDED FROM PROPOSED CAROWINDS BLVD. IF PARCEL A OR B IS DEVELOPED AFTER FINAL BLDG. ALIGNMENT AND ELEVATIONS ARE ESTABLISHED.
- CARE SHALL BE TAKEN TO PROTECT AND RETAIN EXISTING TREES WHEREVER POSSIBLE ON THE SITE, INCLUDING TREES WITHIN THE BUFFERS, DURING CONSTRUCTION AND DEVELOPMENT OF THE PROPERTY.

E&H LAND ASSOCIATES
P.O. BOX 7205
CHARLOTTE, NC 28241
201-181-22

SITE SUMMARY

OWNER: JEF PROPERTIES
CHARLOTTE, N.C. 28210
(704) 583-8283
TAX ID #
EXISTING ZONING: I-1 (C6)
PROPOSED ZONING: I-1 (C6)
SITE AREA CALCULATIONS:
PARCEL "A" = 3.46 AC. (150,819 SF)
PARCEL "B" = 9.97 AC. (434,283 SF)
TOTAL SITE AREA = 13.43 AC. (585,112 SF)
MAX. BUILDING AREA: 30,000 SQ. FT. - PARCEL A
MAX. BUILDING AREA: 180,000 SQ. FT. - PARCEL B
TOTAL: 210,000 SQ. FT.

TABULARIES

MINIMUM SETBACK (JOHN PRICE ROAD) 30'
MINIMUM SETBACK (SIDE (INTERIOR)) 10'
MINIMUM SETBACK (REAR) 10'

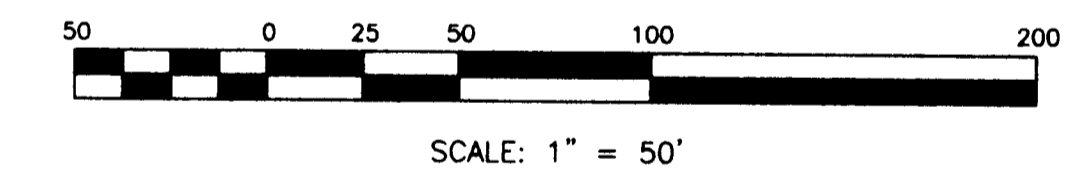
CAROLINAS DESIGN GROUP PLLC
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
201 S. WILSON ST., SUITE 200 • WILSON, NC 27607
Phone: 704-854-9328 • Fax: 704-854-9328 • E-mail: cdgpp@aol.com

John Price Rd. Site (Howey Property)
JEF Properties
Mecklenburg County, North Carolina

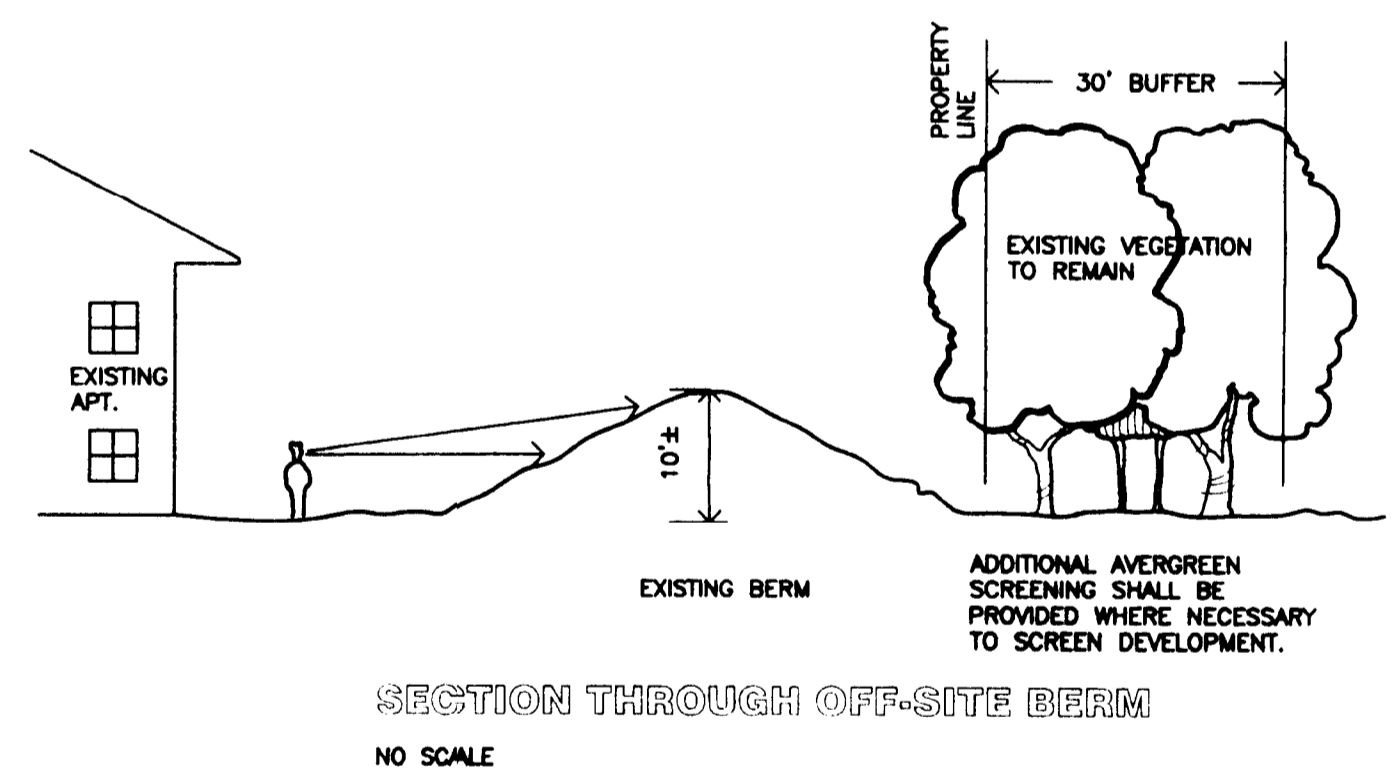
Amended Rezoning Plan
Partition No. 90-32 (C)

RZ-1

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: July 15, 2002
BY: MARTIN R. CRAMTON, JR.



ISSUE DATE: MAY 08, 2002		
REVISIONS		
NO.	DATE	DESCRIPTION



CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: July 15, 2002
TO: Robert Brandon
Zoning Administrator
FROM: Martin R. Cramton, Jr.
Planning Director
SUBJECT: Administrative Approval for Petition No. 90-32(c) by Howey, Hopkins and Choate.

Attached is a revised site plan for the above petition. The plan has been revised to allocate square footage between parcel A and B and to allow the buffer along the southern portion of parcel A to be eliminated or reduced. Since these changes are minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.