

DEVELOPMENT DATA

SITE AREA	13.43 AC. TOTAL (TO ROAD CENTERLINE)
PARCEL A	9.97 AC.
PARCEL B	3.46 AC.
AREA DEDICATED TO NEW R/W	0.52 AC.
EXISTING ZONING	R-9 MF
PROPOSED ZONING	I-1(CD)
MAX. BUILDING AREA	220,000 SQ. FT. TOTAL

NOTES

- PROPERTY MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN AN I-1 ZONING DISTRICT.
 - ALL SIGNAGE AND PARKING REQUIREMENTS SHALL CONFORM WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE.
 - SCREENING FROM THE ADJACENT RESIDENTIALLY ZONED PROPERTY SHALL BE PROVIDED BY EXISTING VEGETATION (IF ANY) AND NEW BERMS, FENCING, AND/OR PLANTING TO COMPLY WITH SECTION 1601 OF THE ZONING ORDINANCE. BUFFERS WILL REMAIN UNDISTURBED WHEREVER VEGETATION IS EXISTING. GRADING MAY OCCUR IN AREAS WITHOUT EXISTING VEGETATION IN ORDER TO INSTALL BERMS, IF NECESSARY.
 - TOPOGRAPHIC INFORMATION FROM MECKLENBURG COUNTY AERIAL TOPO MAP.
 - STREETSCAPING 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 BLVD 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.
- PARCEL A NOTES:
- BOUNDARY INFORMATION FROM SURVEY BY EARL LAWRENCE LINEBERGER, JR.
 - VEHICULAR ACCESS TO SITE WILL BE LIMITED TO ONE PRIVATE DRIVE, IN APPROXIMATE LOCATION SHOWN ON PLAN. DRIVE LOCATION IS SUBJECT TO APPROVAL BY DEPARTMENT OF TRANSPORTATION AND MAY BE RELOCATED IF NECESSARY TO PROVIDE ADEQUATE SIGHT DISTANCES.
 - SITE MAY BE DEVELOPED AS ONE SINGLE LOT, OR SUBDIVIDED INTO TWO (2) LOTS. LOT LINE SHOWN IS NOT INTENDED TO DEPICT FINAL LOCATION SHOULD DEVELOPER DECIDE TO SUBDIVIDE SITE.
- PARCEL B NOTES:
- BOUNDARY INFORMATION FROM SURVEY BY ROBERT EARL STEPHENSON, DATED 5/1/87.
 - PLAN SHOWN REPRESENTS ONE POSSIBLE DEVELOPMENT SOLUTION. ACTUAL DEVELOPMENT AND SUBDIVISION OF LAND, INCLUDING NUMBER OF LOTS, MAY VARY FROM THAT SHOWN, PROVIDED THE FOLLOWING CRITERIA IS MAINTAINED:
 - ONE ACCESS ONTO JOHN PRICE ROAD VIA NEW PUBLIC COMMERCIAL STREET.
 - BUFFERS AND SETBACKS ARE MAINTAINED AS SHOWN.
 - ACCESS LOCATION SHALL BE SUBJECT TO FINAL SITE DESIGN AND DEPARTMENT OF TRANSPORTATION APPROVAL.

PROPOSED CAROWINDS BLVD. EXTENSION
"BLUE" ALIGNMENT AS PROPOSED BY MECK. COUNTY ENGR. DEPT

REALIGNMENT OF JOHN PRICE RD.
AS PROPOSED BY MECK. COUNTY ENGR. DEPT

PARCEL B
WEST OF JOHN PRICE RD.

PARCEL A
EAST OF JOHN PRICE RD.

R-15MF(CD)
MCF Financial Corp.
P.O. Box 88800
Charlotte, NC 28228
201-201-01

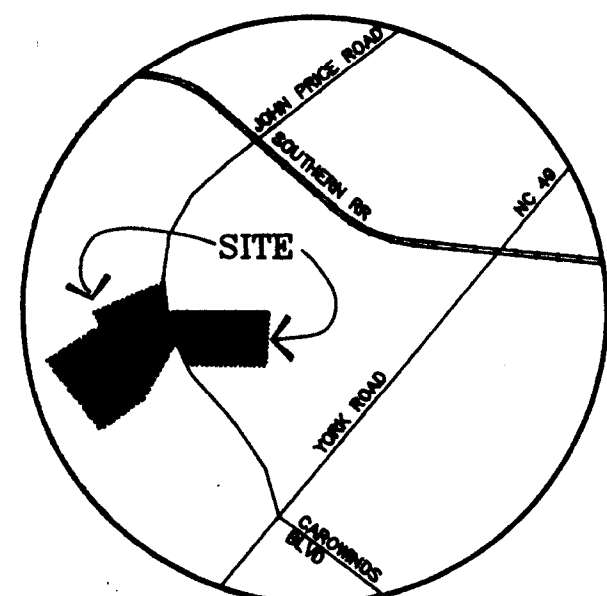
R-15MF(CD)
York Ridge Apartments
13001 York Ridge Road
Charlotte, NC 28273
201-201-30

R-9MF
The Howey Co., Inc.
8805-C Fairway Road
Charlotte, NC 28210
201-201-14

R-9MF
Ralph F. Healy
11001 John Price Road
Charlotte, NC 28217
201-281-18

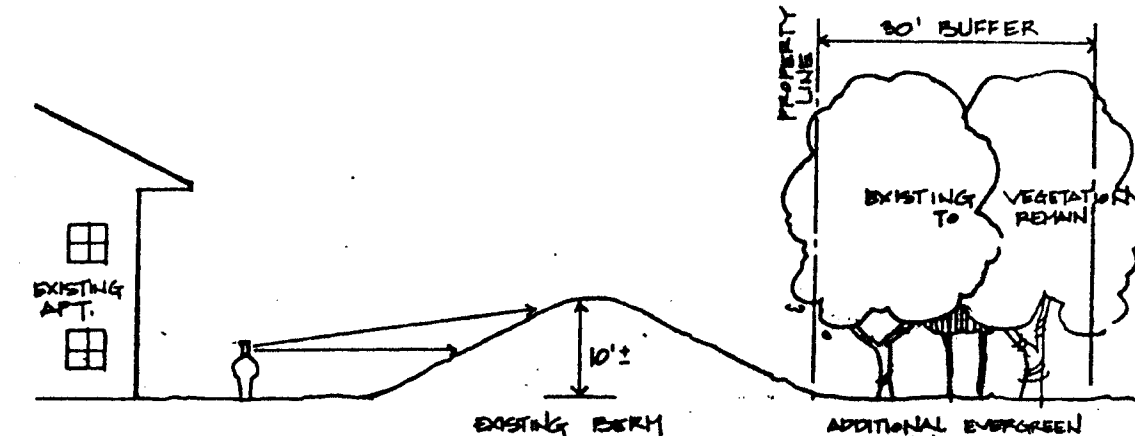
R-9MF
Ralph F. Healy
11001 John Price Road
Charlotte, NC 28217
201-281-17

APPROVED BY COUNTY COMMISSION
DATE 19 Nov 1990

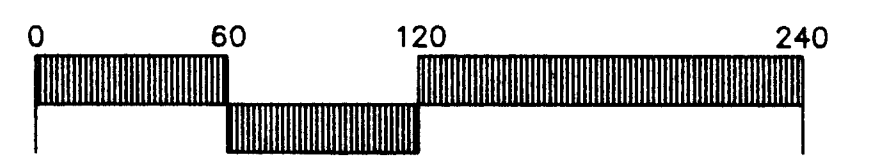


VICINITY MAP
NOT TO SCALE

10'± HIGH BERM LOCATED ALONG PROPERTY LINE ON THE ADJACENT PROPERTY



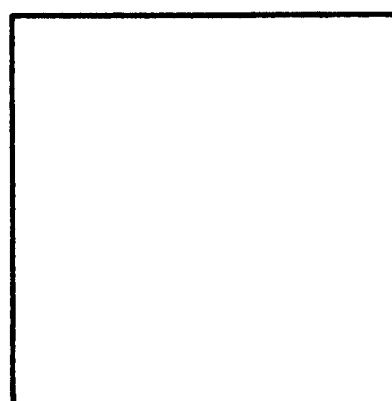
SECTION THROUGH OFF-SITE BERM
SCALE: 1" = 20'



Plan for Public Hearing

Project Manager	RL
Drawn By	AEW
Checked By	TDD
Date	8-17-90
Project Number	90043

Revisions:	1) 8-17-90 REVISIONS TO RESPOND TO STAFF REVIEW COMMENTS
	2) 8-30-90 ADDED SETBACKS ALONG PROPOSED STREET REALIGNMENTS
	3) 10-11-90: PER STAFF COMMENTS



DPR ASSOCIATES, INC. Landscape Architects Planners & Engineers 2036 East Seventh Street Charlotte, NC 28204 704/332-1204

Rezoning Plan • Petition No. 90-32(C)
John Price Road Site
For: Ralph F. Howey, Howey & Hopkins and John L. Choate, Jr. Mecklenburg County, North Carolina

Scale: 1"=60'
Sheet Number RZ-1
Of 1 Total 1