

**GENERAL NOTES:**

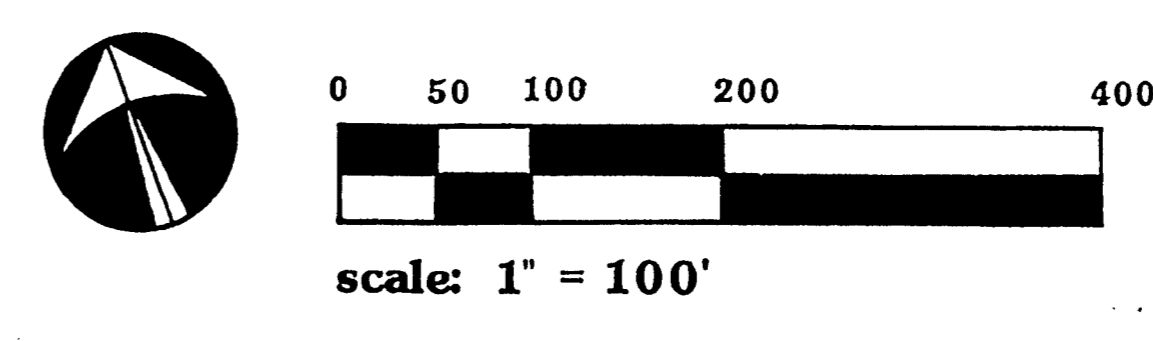
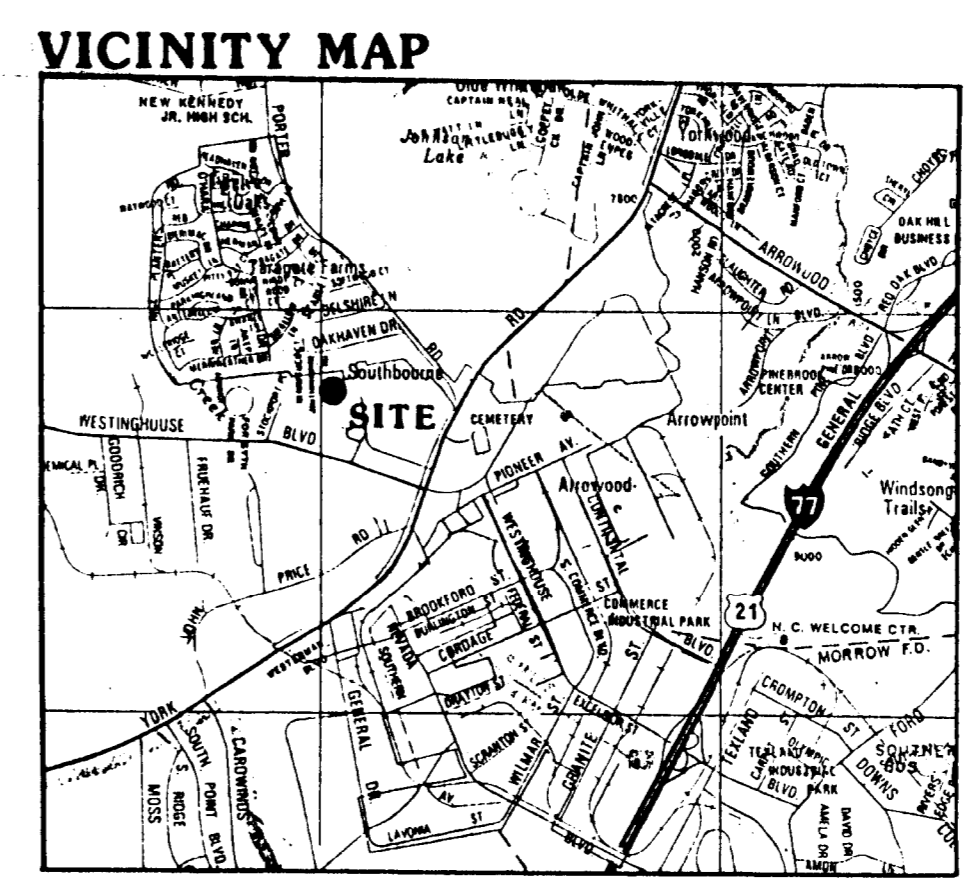
- EXISTING DRIVEWAY EASEMENT ALONG EASTERN PROPERTY LINE WITH SURVEY PARTY 2001-12-15 SHALL BE MAINTAINED UNDER THE EXISTING ZONING.
- THE OWNER OF PARCELS 201-124-25, 201-124-26, 201-124-27, 201-124-28, 201-124-29, 201-124-30, 201-124-31, 201-124-32, 201-124-33, 201-124-34, 201-124-35, 201-124-36, 201-124-37, 201-124-38, 201-124-39, 201-124-40, 201-124-41, 201-124-42, 201-124-43, 201-124-44, 201-124-45, 201-124-46, 201-124-47, 201-124-48, 201-124-49, 201-124-50, 201-124-51, 201-124-52, 201-124-53, 201-124-54, 201-124-55, 201-124-56, 201-124-57, 201-124-58, 201-124-59, 201-124-60, 201-124-61, 201-124-62, 201-124-63, 201-124-64, 201-124-65, 201-124-66, 201-124-67, 201-124-68, 201-124-69, 201-124-70, 201-124-71, 201-124-72, 201-124-73, 201-124-74, 201-124-75, 201-124-76, 201-124-77, 201-124-78, 201-124-79, 201-124-80, 201-124-81, 201-124-82, 201-124-83, 201-124-84, 201-124-85, 201-124-86, 201-124-87, 201-124-88, 201-124-89, 201-124-90, 201-124-91, 201-124-92, 201-124-93, 201-124-94, 201-124-95, 201-124-96, 201-124-97, 201-124-98, 201-124-99, 201-124-100 SHALL BE MAINTAINED UNDER THE EXISTING ZONING.
- THE PROPOSED I-1(CD) ZONING IS A FUTURE ZONING AND THE PROPERTY WILL BE DEVELOPED UNDER THE EXISTING ZONING UNTIL THE FUTURE ZONING IS ADOPTED BY THE CITY OF CHARLOTTE.
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**DEVELOPMENT DATA:**

SITE AREA	20.20 AC.
EXISTING ZONING	R-15
PROPOSED ZONING	I-1(CD)
MAX. BUILDING AREA	250,000 S.F.
MAX. BUILDING HEIGHT	40 FT.

**PROPOSED USE:** OFFICE DISTRIBUTION, LIGHT MANUFACTURING, BULK WAREHOUSE, FLEX SPACE, RETAIL, ASSEMBLY.

**FOR PUBLIC HEARING**



10/19/95: REVISED GENERAL NOTE #6 - PHASE LINES  
 1/2/91: PER PLANNING COMMISSION REVIEW  
 12/10/90: PER PLANNING COMMISSION REVIEW  
 REVISIONS: 10/22/90 - PER STAFF REVIEW

<b>POPE REZONING</b>	
Scale: 1"=100'	<b>REZONING SITE PLAN</b>
Date: 9/14/90	PETITION NUMBER: 90-81
Project: 8935	<b>SHEET NO. R-1</b>
Land Planning Landscape Architecture 2207 East Seventh St. Charlotte, NC 28204 704/375-8154	

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
 INTER - OFFICE COMMUNICATION

DATE: December 21, 1995

TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Cramton  
 Planning Director

SUBJECT: ADMINISTRATIVE APPROVAL OF PREVIOUSLY APPROVED PETITION  
 PETITION NO 90-81, TRAMMELL CROW CO.  
 TAX PARCEL NO. 201-124-14

Attached is a revised master plan for the above mentioned rezoning petition. The plan has been revised to allow the installation of the required left turn lane on Westinghouse Boulevard to await the commencement of Phase 2 of the development. CDOT has determined that the left turn lane is not needed at this point. The need for the left turn lane will be reevaluated at the time of Phase 2 permitting. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

cc: Donald Deutsch

100' OPEN SPACE BUFFER (20' EACH SIDE OF LINE)

TRACT 7  
N/F D.F. BASSETT  
DB 3831, PG. 351

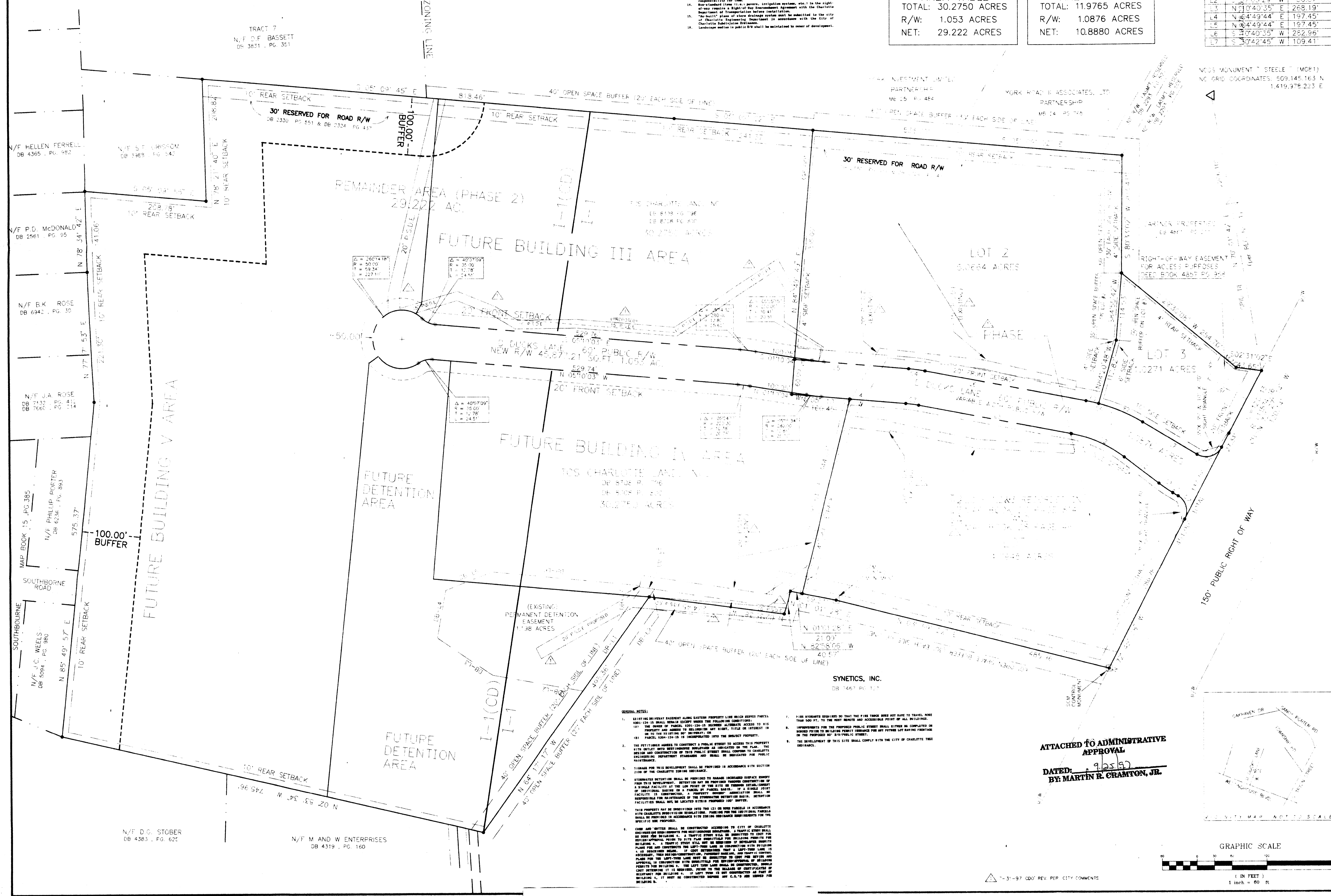
- DEVELOPMENT NOTES:**
1. Land Development Request to be given 24 hours notice prior to start of construction.
  2. Complete all work and street grading in accordance with City Department of Public Works and Engineering Department and the City of Charlotte Engineering Department. All work shall be completed in accordance with the City of Charlotte Engineering Department. All work shall be completed in accordance with the City of Charlotte Engineering Department.
  3. Right of Way (ROW) shall be established in accordance with the City of Charlotte Engineering Department. All work shall be completed in accordance with the City of Charlotte Engineering Department.
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**PHASE II  
AREA TABLE**  
TOTAL: 30.2750 ACRES  
R/W: 1.053 ACRES  
NET: 29.222 ACRES

**PHASE I  
AREA TABLE**  
TOTAL: 11.9765 ACRES  
R/W: 1.0876 ACRES  
NET: 10.8889 ACRES

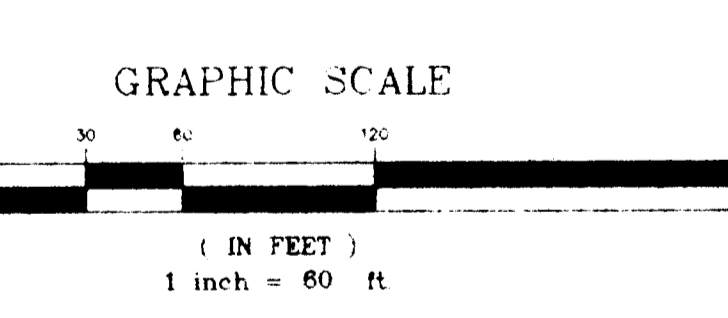
**DUCKS LANE R/W LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 30°42'45" E	14.56'
L2	N 78°33'39" W	58.87'
L3	N 10°43'55" E	258.19'
L4	N 6°42'44" E	197.45'
L5	N 30°42'45" W	282.96'
L6	S 30°42'45" W	109.41'



- GENERAL NOTES:**
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE DEVELOPER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA.
  3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
  5. THE DEVELOPER SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
  6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
  7. THE DEVELOPER SHALL MAINTAIN ADEQUATE DRAINAGE FACILITIES THROUGHOUT CONSTRUCTION.
  8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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  20. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

**ATTACHED TO ADMINISTRATIVE  
APPROVAL**  
DATED: 9/25/97  
BY: MARTIN R. CRAMTON, JR.



**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**  
INTER-OFFICE COMMUNICATION

DATE: September 25, 1997

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-81 by Mark Pope, III Tax Parcel No. 201-124-14

Attached is a specific plan for the above mentioned rezoning petition. The plan shows the extension and construction of the public street and the proposed lot layout. Note number six (6) under general notes explains when the required left turn lane will be constructed. We have consulted with the City Department of Transportation and they have confirmed that phasing of the left turn lane will not negatively impact traffic on Westinghouse Boulevard. Since this change is minor and does not change the requirements of the approved conditional plan I am administratively approving this revised plan. Please use this plan when evaluating request for building permits and certificates of occupancy.

THIS DRAWING IS THE PROPERTY OF JMA CONSULTING ENGINEERS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JMA CONSULTING ENGINEERS. RETURNED UPON REQUEST.

**JMA**  
James McGovern & Associates  
Consulting Engineers

**WESTLAKE DISTRIBUTION CENTER**  
WESTINGHOUSE BLVD. AND D. DUCKS LANE  
CHARLOTTE, NORTH CAROLINA  
SUBMISSION PLAN PHASE II

Prepared by: JAMES MCGOVERN  
Checked by: JAMES MCGOVERN  
Date: 7-11-97

Revisions:  
No. 1 Date 7-11-97  
No. 2 Date  
No. 3 Date  
No. 4 Date  
No. 5 Date  
No. 6 Date  
No. 7 Date  
No. 8 Date  
No. 9 Date  
No. 10 Date

Dwg No. G-NDG-150-03-1A  
Project Number 150/003  
Sheet of SUB-1 1