

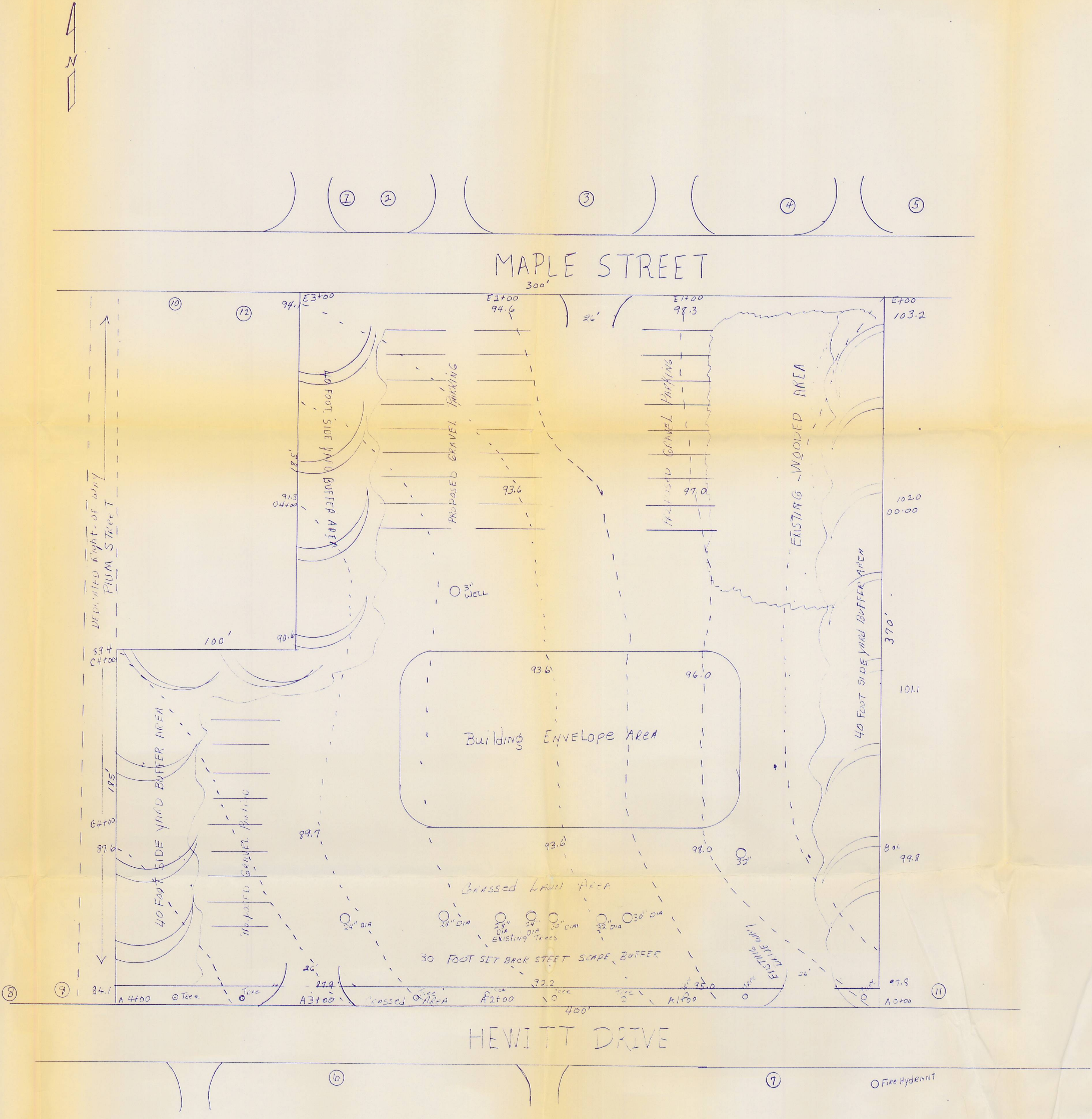
PROPERTY OWNERS ADJOINING

1. Ollie Beavers Morrow
5905 Maple St.
Charlotte, N. C. 28213
Tax Parcel No. 45-132-01
2. Freddie Jay Morrow, Sr.
5905 Maple St.
Charlotte, N. C. 28213
Tax Parcel No. 45-132-02
3. Charlotte Eugenia Morrow
5919 Maple St.
Charlotte, N. C. 28213
Tax Parcel No. 45-132-03
4. Robert C. Dellinger
5927 Maple St.
Mailing address:
7709 Old Statesville Rd.
Charlotte, N. C. 28213
Tax Parcel No. 45-132-04
5. Julia M. Justice
5954 Maple St.
Charlotte, N. C. 28213
Tax Parcel No. 45-132-05
6. E. Jane Bates Hips
George Bates by will
5808 Hewitt Dr.
Mailing address:
115 Walnut St.
Waynesville, N. C. 28786
Tax Parcel No. 45-122-04
7. John L. Hunter Estate
Hewitt Dr. 15.2 acres
Mailing address:
4507 Kayron Dr.
Charlotte, N. C. 28213
Tax Parcel No. 45-122-03
8. Varna B. Little
5715 Hewitt Dr.
Charlotte, N. C. 28213
Tax Parcel No. 45-142-04
9. Sim Washington Gibson, Jr.
5723 Hewitt Dr.
Charlotte, N. C. 28214
Tax Parcel No. 45-142-05
10. Tonia S. Bryant
2435 Plum St.
Charlotte, N. C. 28213
Tax Parcel No. 45-142-06
11. Alice Rucker Hunter
5901 Hewitt Dr.
Charlotte, N. C. 28213
Tax Parcel No. 45-131-02
12. Violet E. Jonas
5900 Maple Street
Charlotte, N. C. 28213
Tax Parcel No. 45-131-11

LEGAL DESCRIPTION

Being all of Lots 41, 42, 43, 46, 47, 48, and 49 as shown on that certain Map recorded in Map Book 3 at Page 63 in the office of the Register of Deeds for Mecklenburg County, North Carolina, to which map reference is hereby made.

Being a part of the same property conveyed to the parties of the first part by Mrs. Sallie Skidmore and husband, Laurence D. Skidmore, by Deed dated November 17, 1948, and recorded in Book 1332 at Page 143 in the Mecklenburg Registry.

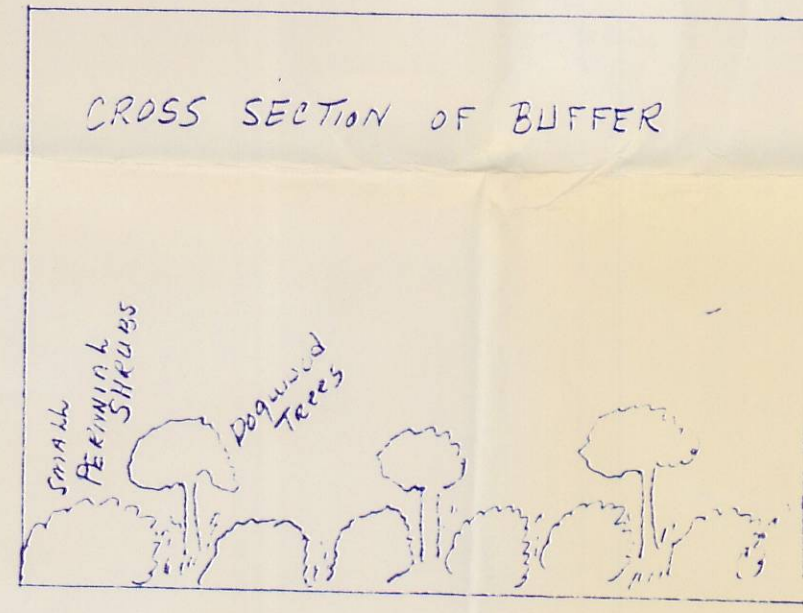


DEVELOPMENT DATA

3.21 ACRES TOTAL
EXISTING ZONING: R-12
PROPOSED ZONING: R-15 MF
PROPOSED USE: FRATERNAL ORGANIZATION
DERITA MASONIC LODGE #715

CONDITIONS REQUIREMENTS:

1. Proposed building will stay within 20,000 sq. ft. in size; no more than two stories in height with cable "A" TYPE roof and located within BUILDING FOOTPRINT. *metal building and the sports residential featured.*
2. Proposed gravel parking areas are for site destination only and will meet CDOT criteria and standards established under section 2000 of The City of Charlotte Zoning Ordinance.
3. There will be three 26 ft. driveways; two from Hewitt Dr. and One from Maple St. The exact driveway locations will be determined by CDOT during the driveway permit process.
4. With respect to each of the buffer areas established on Rezoning Plan, the following conditions shall apply:
 - A. The required minimum yard areas are included within the buffer areas.
 - B. No building or parking spaces may be placed within any of the buffer spaces.
 - C. Where there are sufficient existing wooded areas within the buffer areas, trees over 1" caliper will be retained. Clearing of underbrush, dead or dying trees of less than 1" in caliper will be allowed. Installation of utilities, such as water, sewer, gas, cable TV, telephone, storm drainage, etc. will be placed perpendicular to buffer area only and will not cross buffer areas. Clearing will be done by hand in order to preserve as much of the existing vegetation as possible.
 - D. Buffer areas to consist of small perennials shrubs, dogwood trees or cedar trees.
5. Grassed area in front, along Hewitt Dr., to be front lawn.
6. The development of this site shall be in accordance with The City of Charlotte Tree Ordinance in regards to internal and perimeter tree planting.
7. Screening of outdoor trash receptacles from adjoining properties and public view will be provided as per section 1601.
8. An existing fire hydrant is located within 500 ft. of the most remote and accessible point of building.
9. Boundary information was taken from Tax Line Map Book 45, page 13 - Mecklenburg County, North Carolina.
10. Topographic information was provided by Claude Hildreth



91-17
APPROVED BY CITY COUNCIL
DATE July 22, 1991

CD REZONING SITE PLAN REVISED
DERITA MASONIC LODGE #715
PETITION # 91-17
DATE: 5-17-91
SCALE - 1" = 30 Feet
By TED TAYLOR