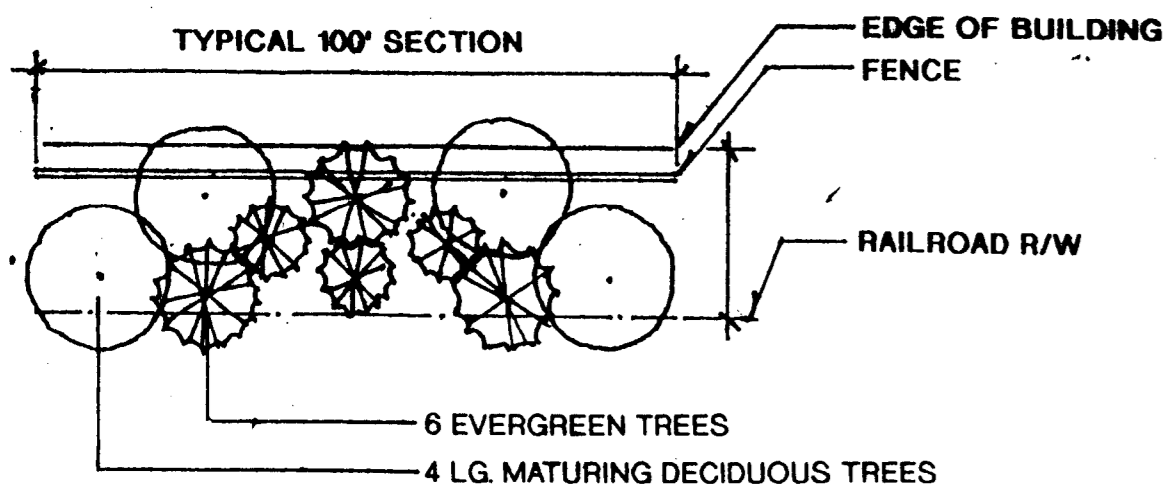
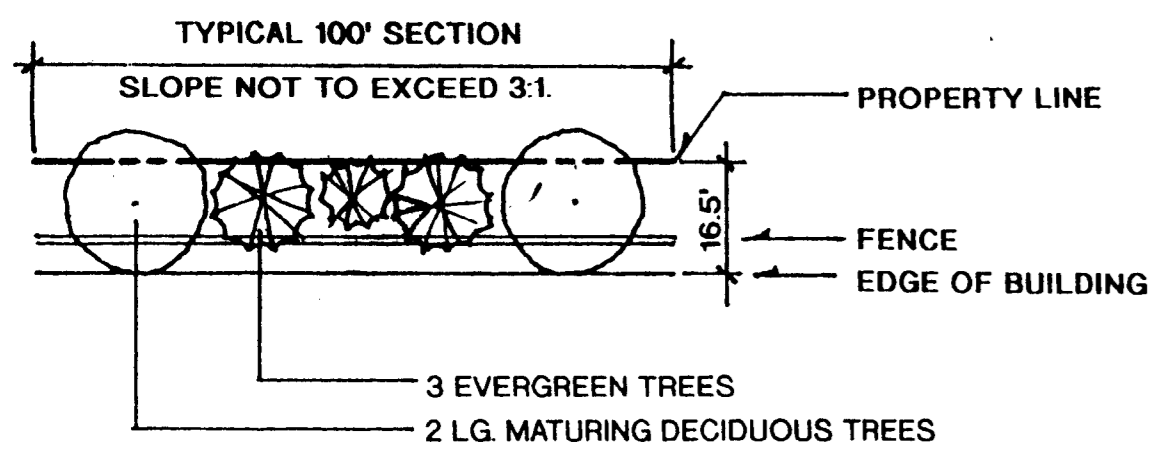


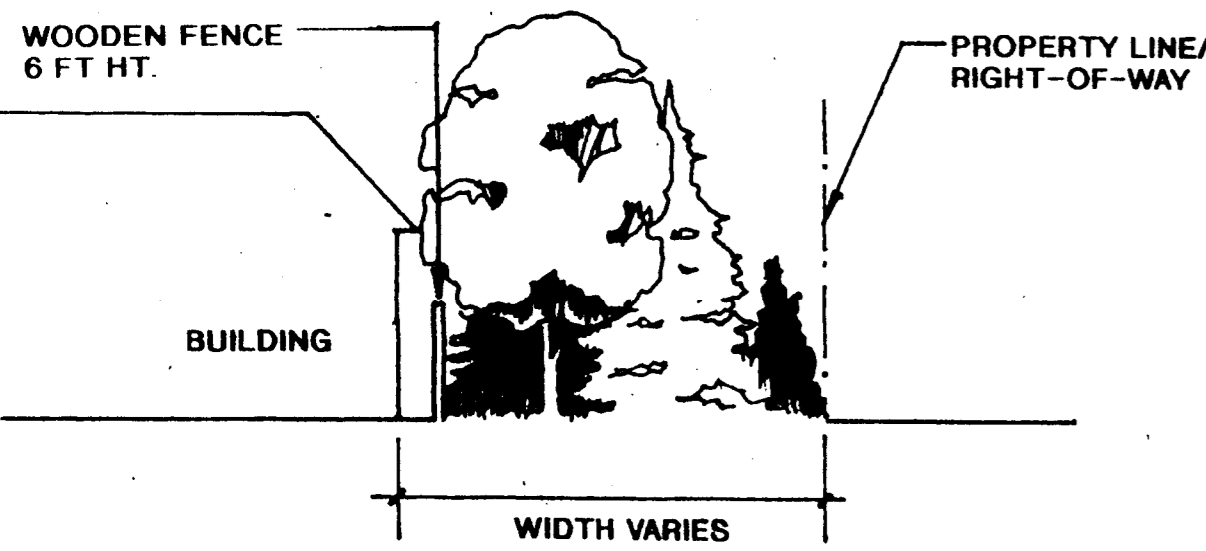
DETAILS A-A & B-B



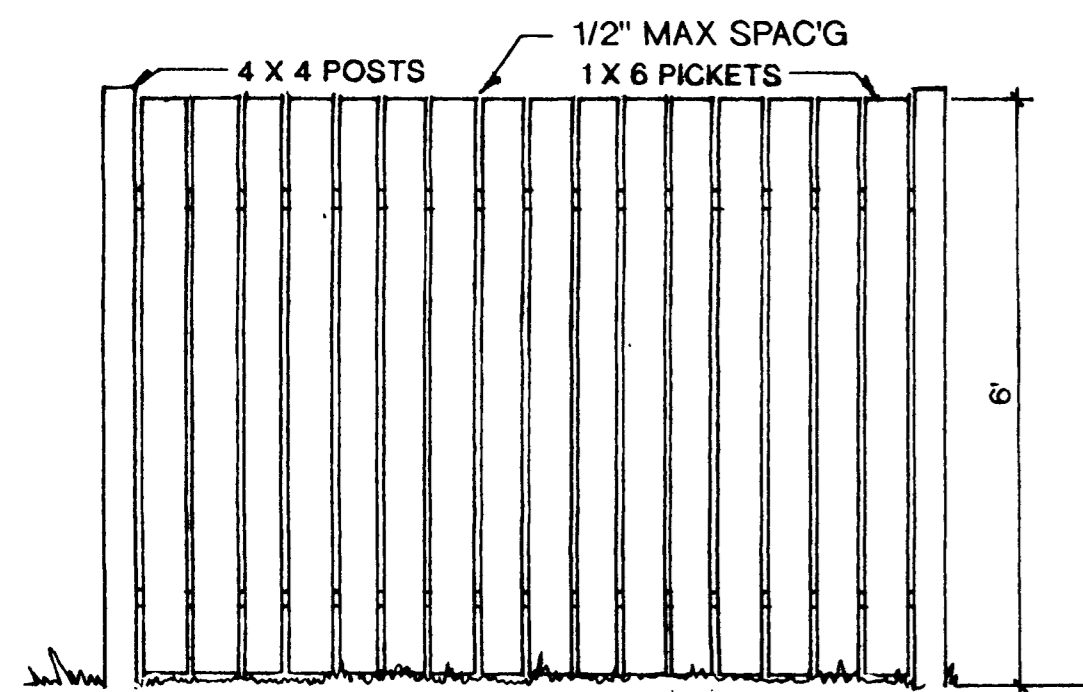
A-A PLAN NTS



B-B PLAN NTS

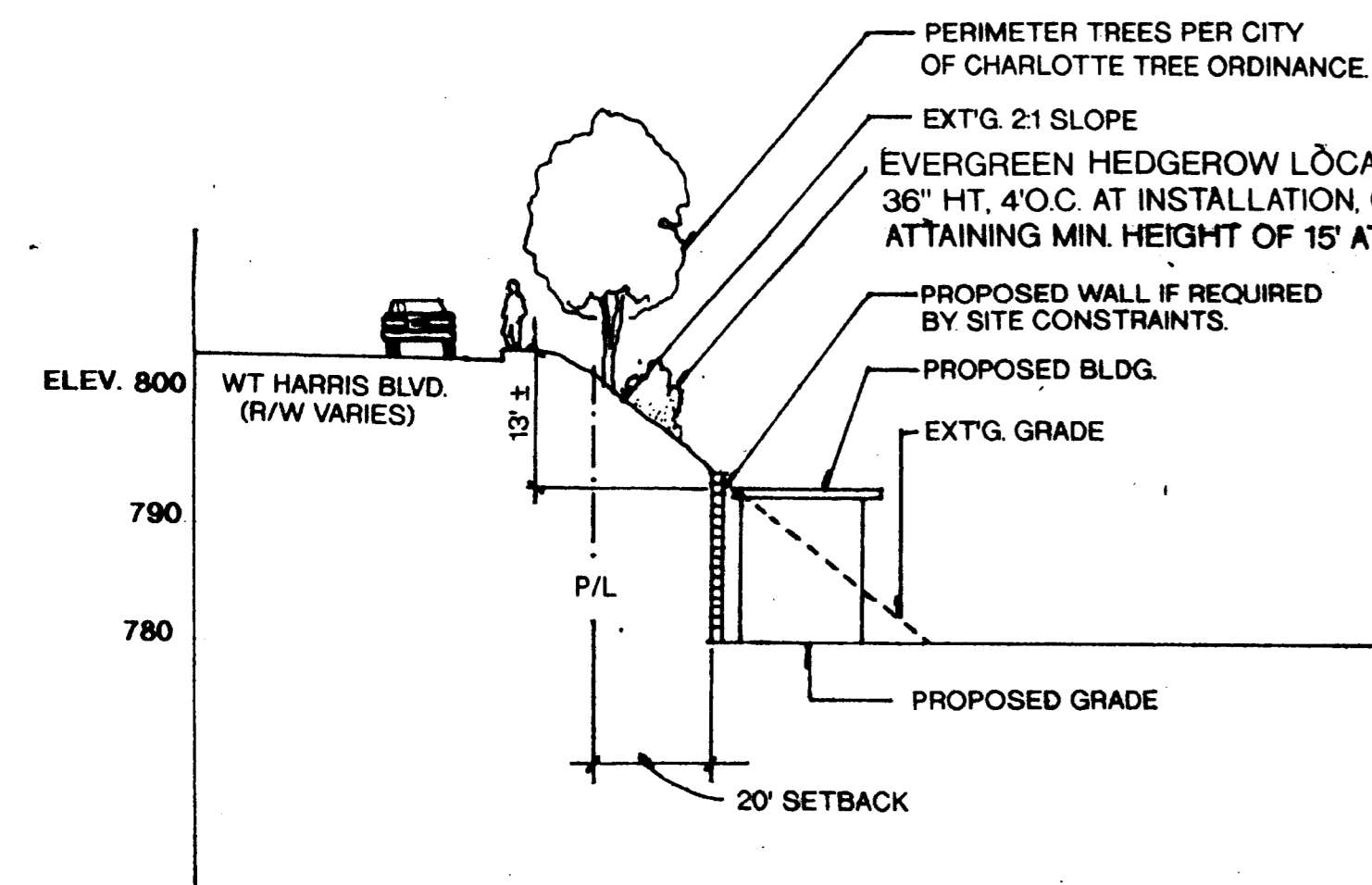


SECTION NTS

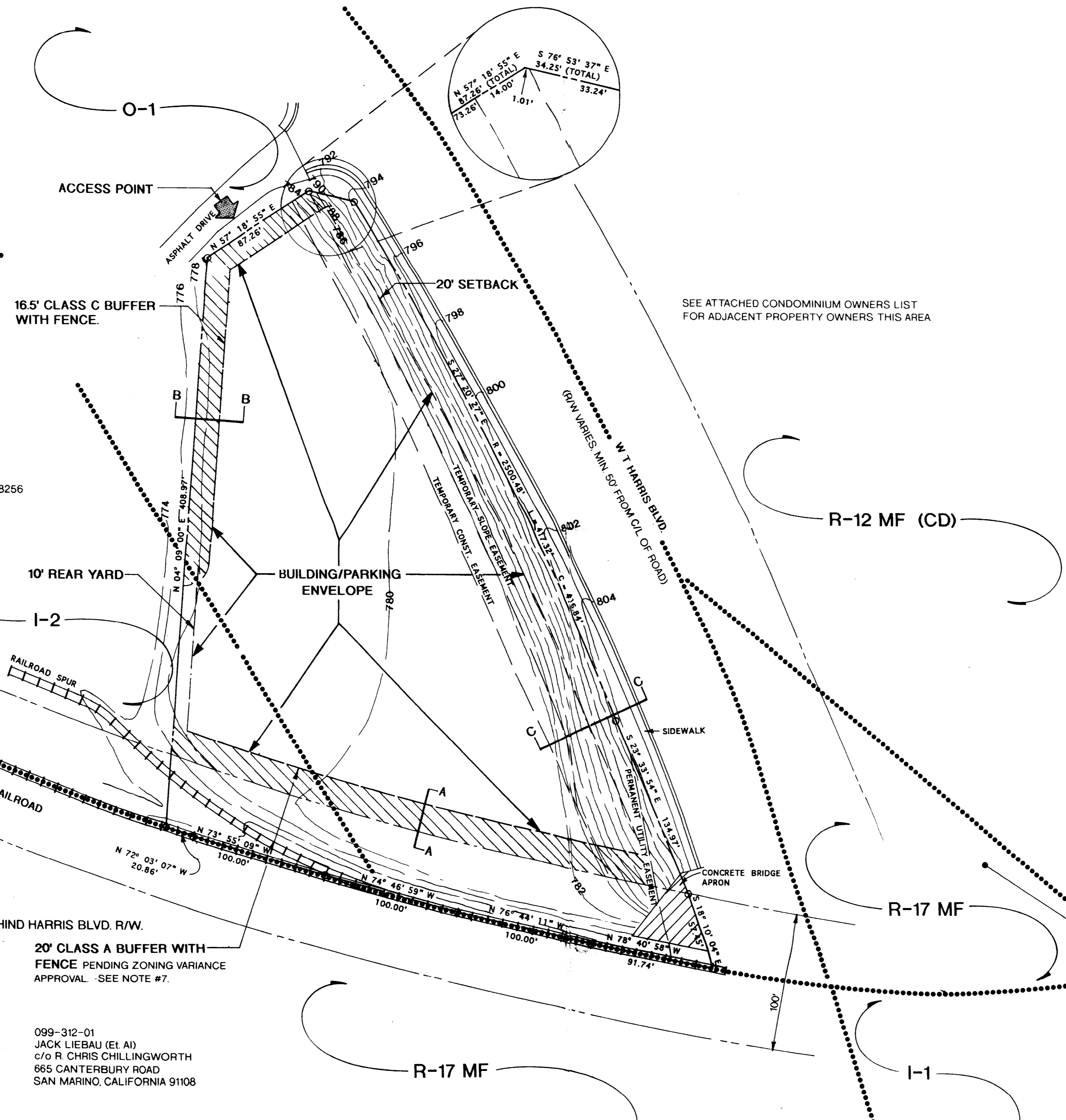


NOTE:  
FINISHED SIDE OF FENCE SHALL FACE ABUTTING PROPERTIES.

DETAIL OF FENCE NTS

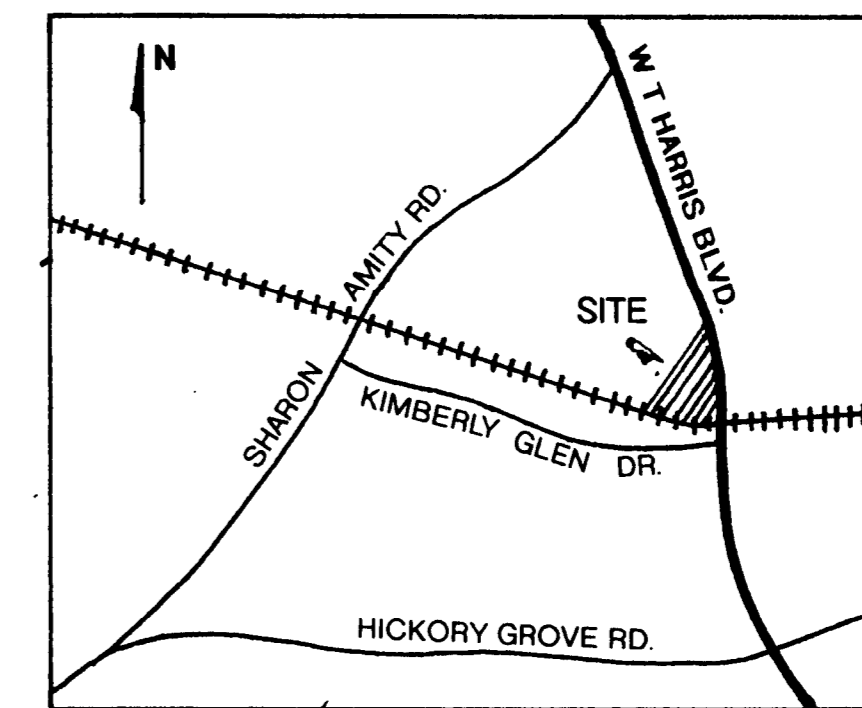


SECTION C-C NTS



099-293-02  
WARD WHITE COMPANY  
POST OFFICE BOX 560066  
CHARLOTTE, NORTH CAROLINA 28256

099-312-01  
JACK LIEBAL (ET AL)  
C/O R. CHRIS CHILLINGWORTH  
665 CANTERBURY ROAD  
SAN MARINO, CALIFORNIA 91108



VICINITY MAP NTS

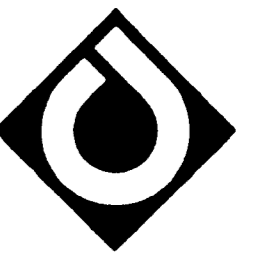
SITE ACREAGE: 2.91 ACRES  
EXISTING ZONING: I-2 & O-1  
PROPOSED ZONING: B-D (CD)  
PROPOSED USE: STORAGE WAREHOUSES (SEE NOTES)  
MAXIMUM BUILDING AREA: 46,000 SF

NOTES:

- USES PERMITTED ON THIS SITE SHALL BE LIMITED TO STORAGE WAREHOUSES AND ALL USES (INCLUDING ACCESSORY USES) ALLOWED IN THE O-1 ZONING DISTRICT.
- THE BUFFER AREA SHALL BE KEPT OPEN EXCEPT FOR NECESSARY DRIVEWAY ACCESS, UTILITY CROSSINGS, SIDEWALKS, AND PERMITTED SIGNS. GRADING MAY OCCUR WITHIN THE BUFFER AREAS, BUT ANY DISTURBED AREAS SHALL BE REPLANTED AND A FENCE INSTALLED TO MEET ALL THE REQUIREMENTS OF THE CLASS C BUFFER OR CLASS A BUFFER WHICHEVER APPLIES.
- REQUIRED STORMWATER CONTROL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF CHARLOTTE'S STORMWATER MANUAL AND LOCATED OUTSIDE OF ANY REQUIRED BUFFER.
- ONLY GROUND MOUNTED SIGNAGE SHALL BE ERECTED THE SIZE OF SIGN SHALL BE LIMITED TO 4' IN HEIGHT AND 50 SQUARE FEET, AND THE LOCATION SHALL BE LIMITED TO ASPHALT DRIVE.
- PARKING SHALL BE PROVIDED SO AS TO BE SUFFICIENT TO SATISFY THE MINIMUM OFF-STREET PARKING STANDARDS ESTABLISHED BY THE ORDINANCE.
- ALL DEVELOPMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY'S TREE ORDINANCE, AND SCREENING SHALL BE INSTALLED AS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- BECAUSE OF THE EXTREME DEPTH OF THE RAILROAD RIGHT-OF-WAY ALONG THE SOUTHERLY EDGE OF THE PROPERTY, A 20-FOOT WIDE BUFFER IS SHOWN. A VARIANCE MAY BE REQUIRED BY THE CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT TO CONSIDER THIS BUFFER WIDTH. IF THAT REQUEST IS NOT GRANTED, THE FULL BUFFER SHALL BE REQUIRED.
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY.
- THE OFFICE WILL BE BRICK WITH A SLOPED SHINGLED ROOF. FENCING AT THE ENTRANCE WILL BE BRICK COLUMNS WITH SIMULATED WROUGHT IRON RAILINGS.
- FIRE HYDRANTS SHALL BE LOCATED WITHIN 750', AS THE FIRE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
- REFERENCED SURVEY BY E.S.P. ASSOCIATES, P.A. DATED 12-19-94 FOR BOUNDARY INFORMATION, ALL EXISTING EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY.

107-302-97  
ROBERT H. MORRIS, TRUSTEE AND GRACE HELMS, ET AL  
4414 MAJOR STREET  
CHARLOTTE, NORTH CAROLINA 28208

107-312-02  
CONTROL SERVICES COMPANY  
6835 EAST W.T. HARRIS BOULEVARD  
CHARLOTTE, NORTH CAROLINA 28215



ColeJenest

Land Planning  
Landscape Architecture

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Suite 2C  
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North Carolina  
28202

Tele 704.376.1555

The Shelton Companies

3600 One First Union Center, 301 S. College Street  
Charlotte, NC 28202  
(704) 348-2200 / Fax (704) 348-2260

W T HARRIS BLVD.  
PROPERTY

APPROVED BY CITY COUNCIL  
DATE June 19, 1995

CONDITIONAL  
REZONING PLAN

PETITION # 95-37

839

2/24/95

◆ Issued

4/17/95 FOR PUBLIC HEARING

◆ Revised

SCALE: 1" = 50'

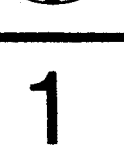


CRP 1 1

◆ Sheet of



NORTH



NORTH

◆ Sheet of