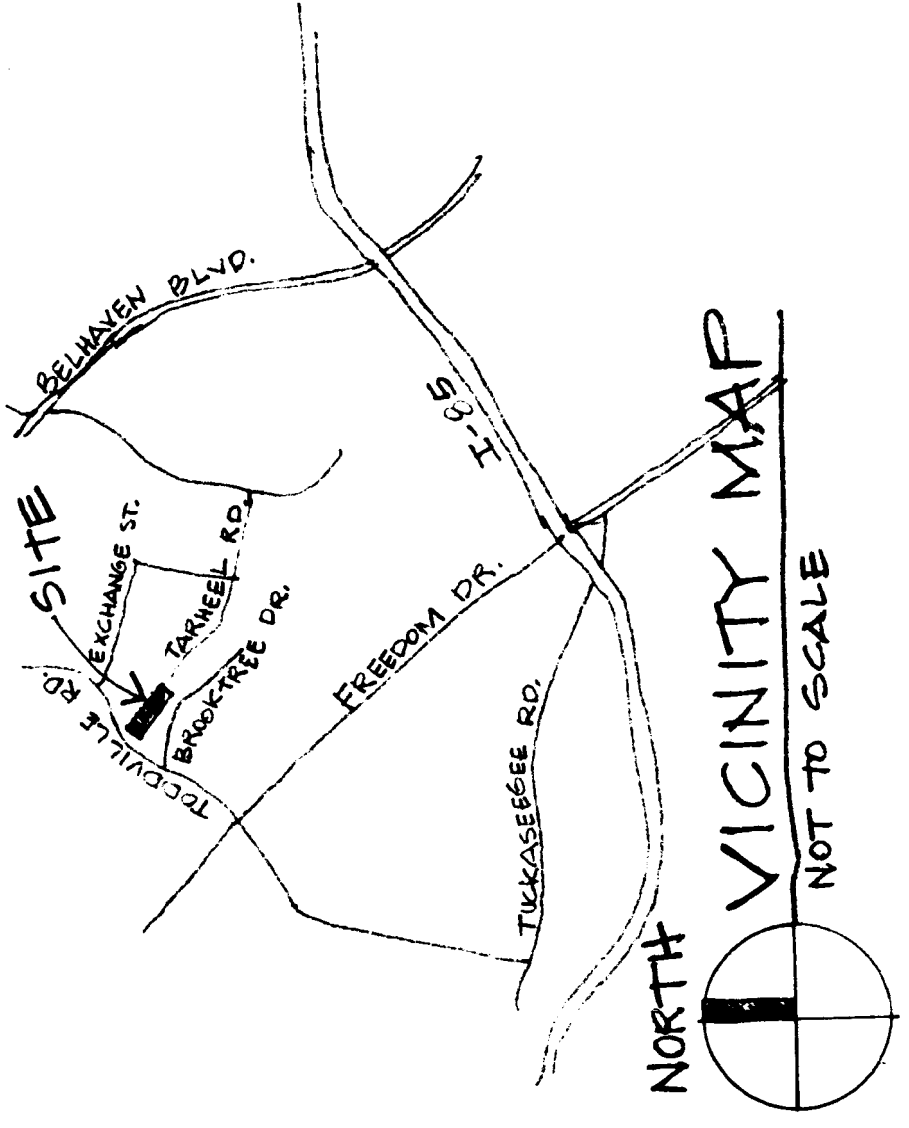
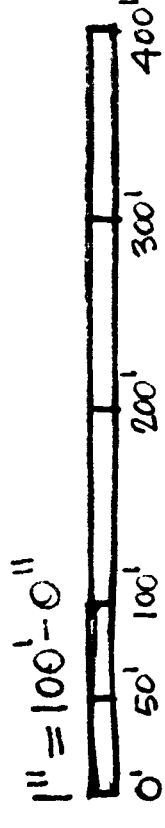




VICINITY MAP
NOT TO SCALE

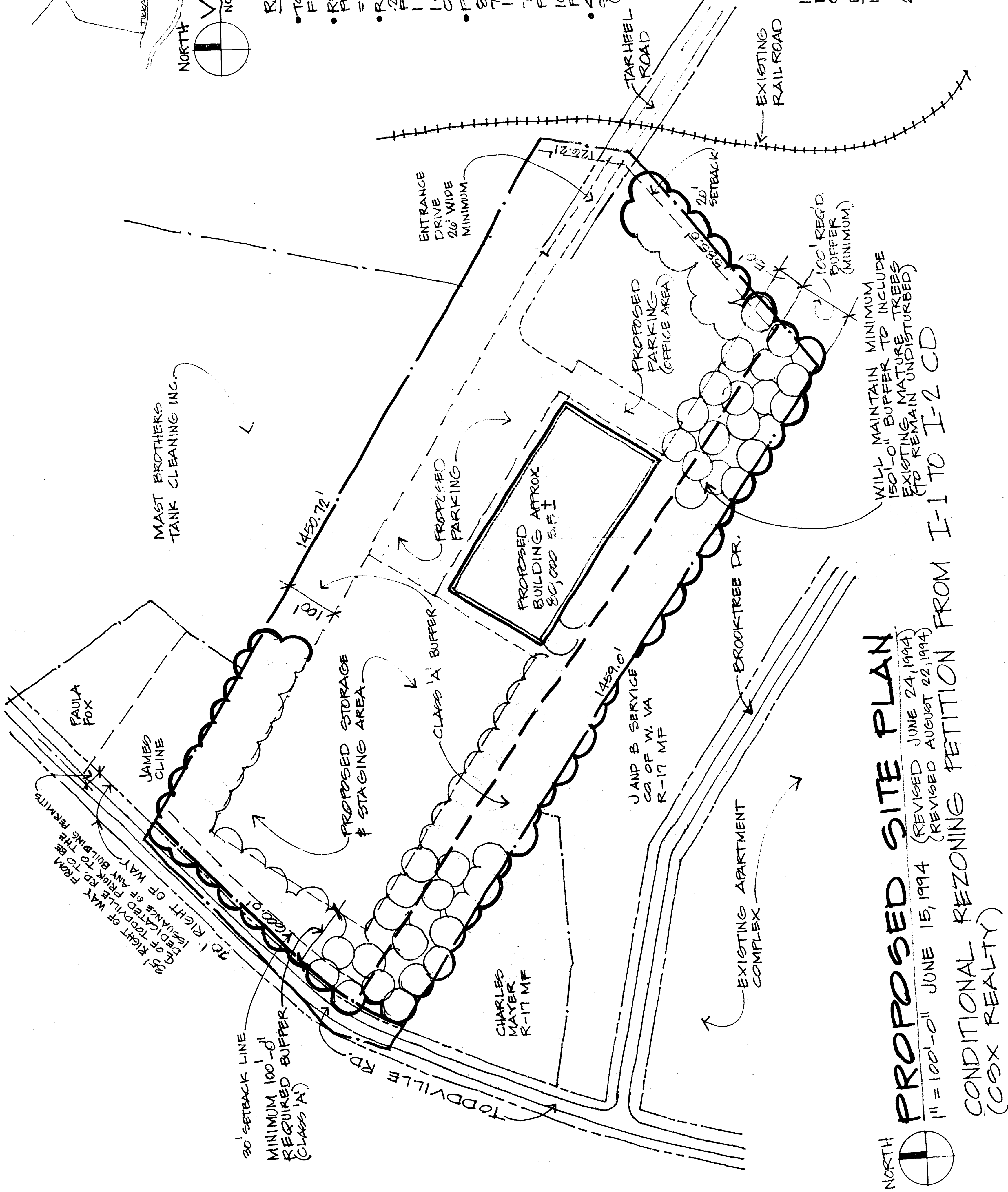
REZONING PETITION

- TO REZONE 20.48 ACRES FROM I-1 TO I-2 CD
- REQUIRED BUFFER BETWEEN PROPOSED I-2 & RESIDENTIAL = 100'-0" MINIMUM (50' MIN. @ SOUTHERLY EDGE)
- REQUIRED PARKING: 25 SPACES PER 1,000 S.F. FOR WAREHOUSE OR 1 SPACE PER 4,000 S.F. 1 SPACE PER 400 S.F. FOR OFFICE AREA
- PROPOSED BUILDING AREA: 80,000 S.F. WAREHOUSE 70,000 S.F. OFFICE AREA 10,000 S.F. OFFICE AREA
- TOTAL S.F. = 4,000 = 17.5 PARKING SPACES WAREHOUSE 10,000 S.F. ± 400 = 25 PARKING SPACES OFFICE
- 43 MINIMUM PARKING SPACES REQ'D. TOTAL (43 SPACES PROVIDED)



NOTES:

1. SITE PLAN WILL CONFORM TO CITY OF CHARLOTTE TREE ORDINANCE
2. THE DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL AND WILL HAVE THE DESIGN APPROVED BY ENGINEERING & PROPERTY MANAGEMENT LAND DEVELOPMENT SERVICES



PROPOSED SITE PLAN

1" = 100'-0" JUNE 15, 1994 (REVISED JUNE 24, 1994)
(REVISED AUGUST 22, 1994)

CONDITIONAL REZONING PETITION FROM I-1 TO I-2 CD
(COX REALTY)

APPROVED BY CITY COUNCIL

DATE October 19, 1994

94-77