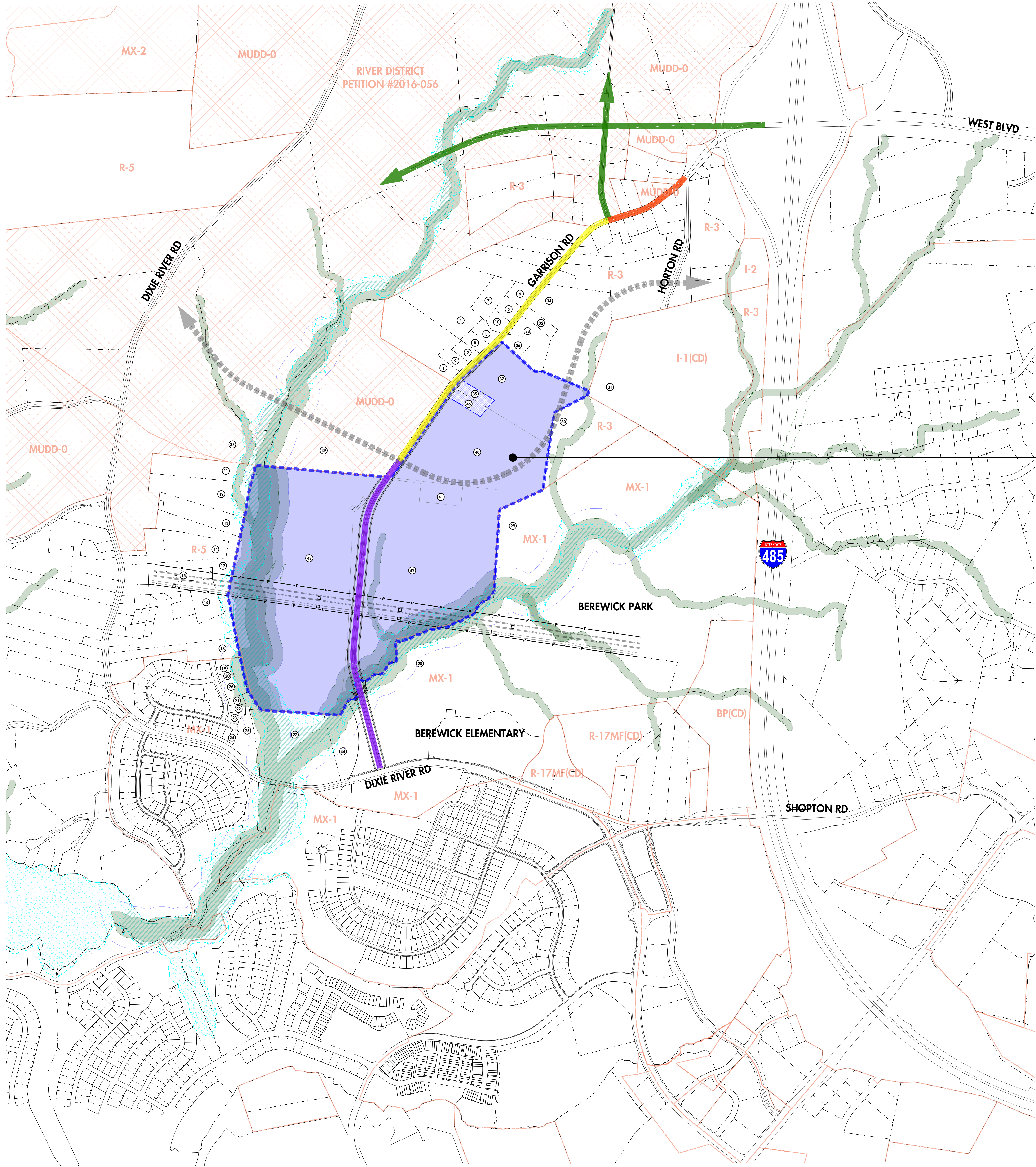
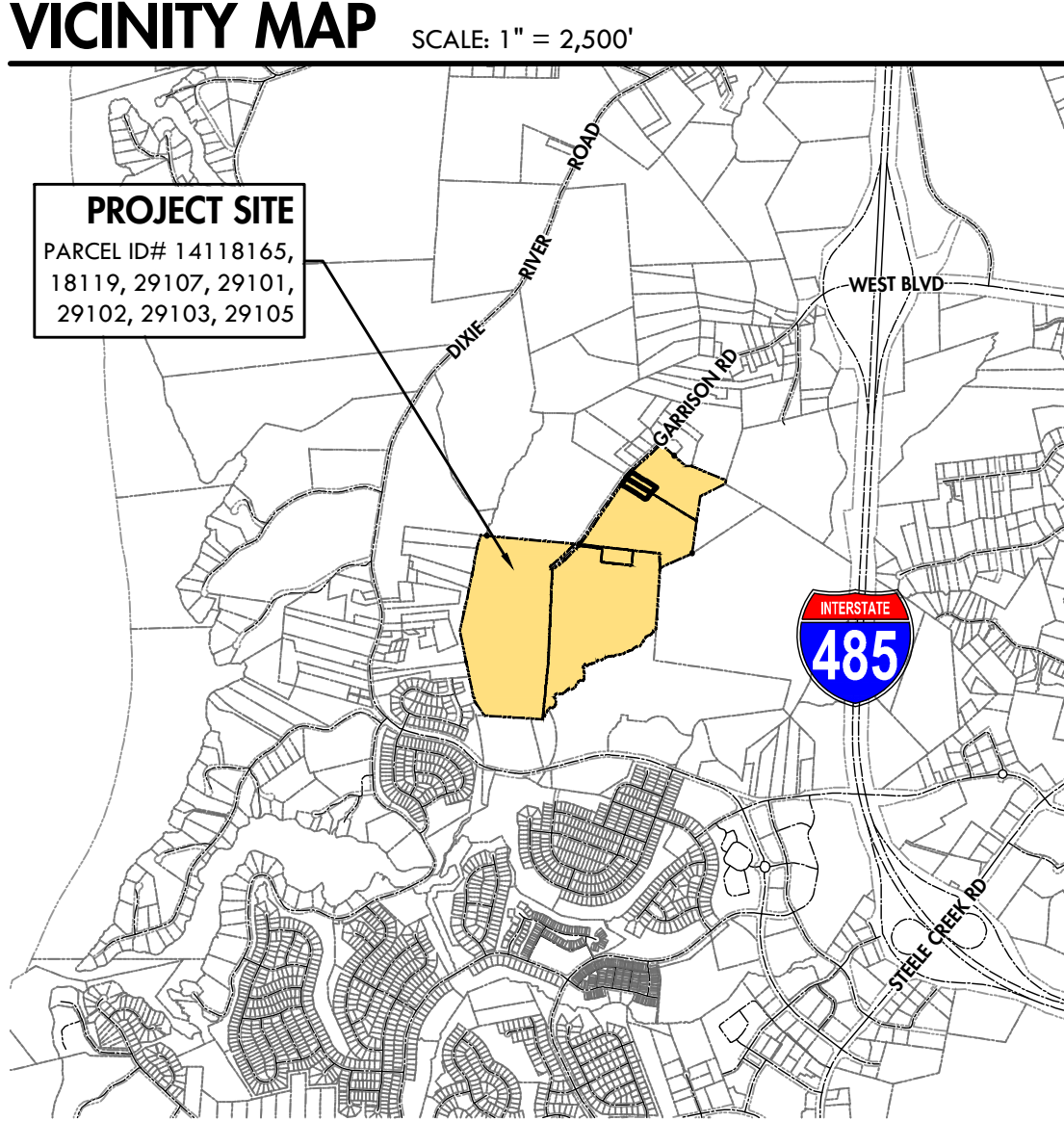




PROPOSED REZONING
EXISTING ZONING: R-3
PROPOSED ZONING: I-1(CD)

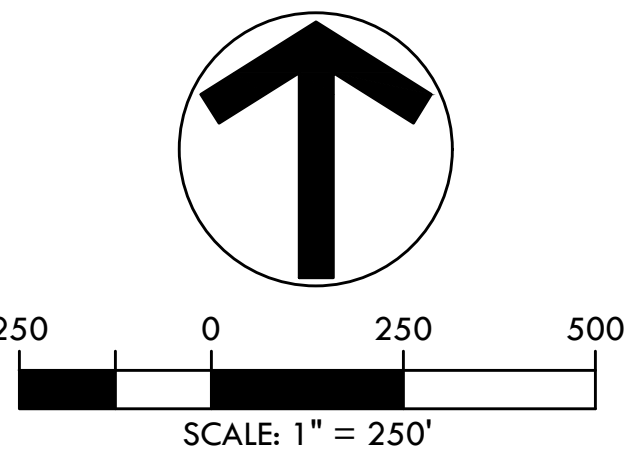
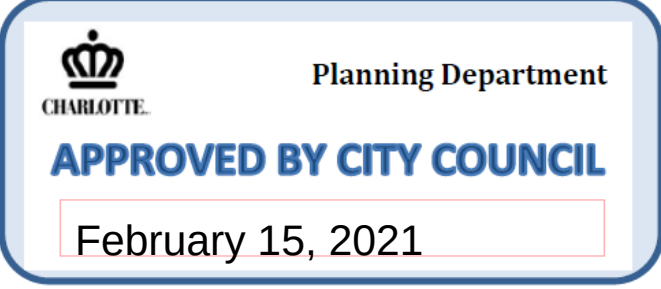


SITE DEVELOPMENT TABLE	
PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO:	# 2019-173
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 14118119, 14129107, 14129101, 14129102, 14129103, 14129105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY ZONING:	LOWER LAKE WYLIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.)
MAXIMUM GFA:	1,450,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X

ROAD IMPROVEMENTS	
	WEST BOULEVARD IMPROVEMENTS (PUBLIC PRIVATE PARTNERSHIP - BY OTHERS)
	GARRISON ROAD IMPROVEMENTS
	PHASE ONE
	PHASE TWO
	ALTERNATE GARRISON ROAD IMPROVEMENTS (EXTEND IMPROVEMENTS TO HORTON ROAD DEPENDING ON TIMING OF WEST BOULEVARD PROJECT)
	FUTURE CATAWBA CROSSING (RIGHT-OF-WAY RESERVATION)

ADJACENT PROPERTY OWNERS					
#	PID	LAST NAME	FIRST NAME	DB	DP SITE ADDRESS
1	14114101	RUSHING	RONNIE DUCE	28678	312 GARRISON RD
2	14114102	RUSHING	JAMES WARREN	18308	10428 GARRISON RD
3	14114103	SWANEY	ROBERT L SR	6348	10406 GARRISON RD
4	14114104	RUSHING	RONNIE DUCE	28678	312 10408 GARRISON RD
5	14114105	SWANEY	EVA C	29641	693 10308 GARRISON RD
6	14114106	RUSHING	GRADY S L/E	18376	745 10300 GARRISON RD
7	14114110	RUSHING	RONNIE DUCE	28678	312 GARRISON RD
8	14114113	SWANEY	ROBERT L SR	4846	302 10412 GARRISON RD
9	14114114	RUSHING	RONNIE D	5208	798 10502 GARRISON RD
10	14114115	RUSHING	RONNIE DUCE JR	27979	329 10338 GARRISON RD
11	14116102	CROSBY	LACHELLE M	31340	5 7242 DIXIE RIVER RD
12	14116103	SHORT	KYLE	31692	83 7052 DIXIE RIVER RD
13	14116104	WOODARD	HENRIETTA	1604	593 7048 DIXIE RIVER RD
14	14116111	BROWN	CARRIETTA A	31458	779 7006 DIXIE RIVER RD
15	14116114	HALL	LEE	1632	469 DIXIE RIVER RD
16	14116115	POTTS	KERMIT	33946	161 DIXIE RIVER RD
17	14116120	GRIER	BERNIE WALLACE	1154	397 6820 DIXIE RIVER RD
18	14116123	ONSITE HOLDINGS LLC		27099	305 6810 DIXIE RIVER RD
19	14116175	BYRUM JR	ROBERT F	32516	586 7504 CANOVA LN
20	14116176	PETERSON	TAD	32226	384 7428 CANOVA LN
21	14116177	SUMNER	ERIN NICOLE STARNES	31894	350 7412 CANOVA LN
22	14116178	PATIL	SADANAND SANJEEVKUMAR	32659	370 7408 CANOVA LN
23	14116179	BARTLETT	NICOLE L	30828	922 7404 CANOVA LN
24	14116180	FINAN	JEFFREY D	30589	465 9238 LOCH GLEN WY
25	14116193	BEREWICK HOMEOWNERS ASSOC. INC		33446	264 LOCH GLEN WY
26	14116196	BEREWICK HOMEOWNERS ASSOC. INC		33446	264 CANOVA LN
27	14117101	DIXIE RIVER LAND COMPANY LLC		12722	642 6332 DIXIE RIVER RD
28	14117111	MECKLENBURG COUNTY		14350	402 5910 DIXIE RIVER RD
29	14117112	MECKLENBURG COUNTY		14350	408 DIXIE RIVER RD
30	14118101	MECKLENBURG COUNTY		23229	795 GARRISON RD
31	14118102	SL HORTON ROAD LLC		32765	3 10137 HORTON RD
32	14118116	SWANEY	ROBERT L	3328	259 10301 GARRISON RD
33	14118117	SWANEY	ROBERT L	3620	925 10309 GARRISON RD
34	14118118	HIGGINS	SHERI S	27004	414 GARRISON RD
35	14118119	MOBLEY	CHARLES DOUGLAS	27536	198 10515 GARRISON RD
36	14118128	SWANEY	ROBERT L	5744	479 10315 GARRISON RD
37	14118165	TSC GARRISON LLC		32652	372 GARRISON RD
38	14128101	CRESCENT COMMUNITIES II LLC		32809	788 DIXIE RIVER RD
39	14128102	CRESCENT COMMUNITIES II LLC		32809	788 DIXIE RIVER RD
40	14129101	SHAW	WILLIAM A JR	28338	394 GARRISON RD
41	14129102	BURRIS	DWIGHT D	5446	563 10731 GARRISON RD
42	14129103	SHAW	WILLIAM A JR	N/A	N/A 10813 GARRISON RD
43	14129105	BURRIS HOLDINGS LLC		12002	826 GARRISON RD
44	14129106	MECKLENBURG COUNTY		24799	269 GARRISON RD
45	14129107	MOBLEY	CHARLES DOUGLAS	27536	198 GARRISON RD

SHADED PARCELS INCLUDED IN REZONING PETITION

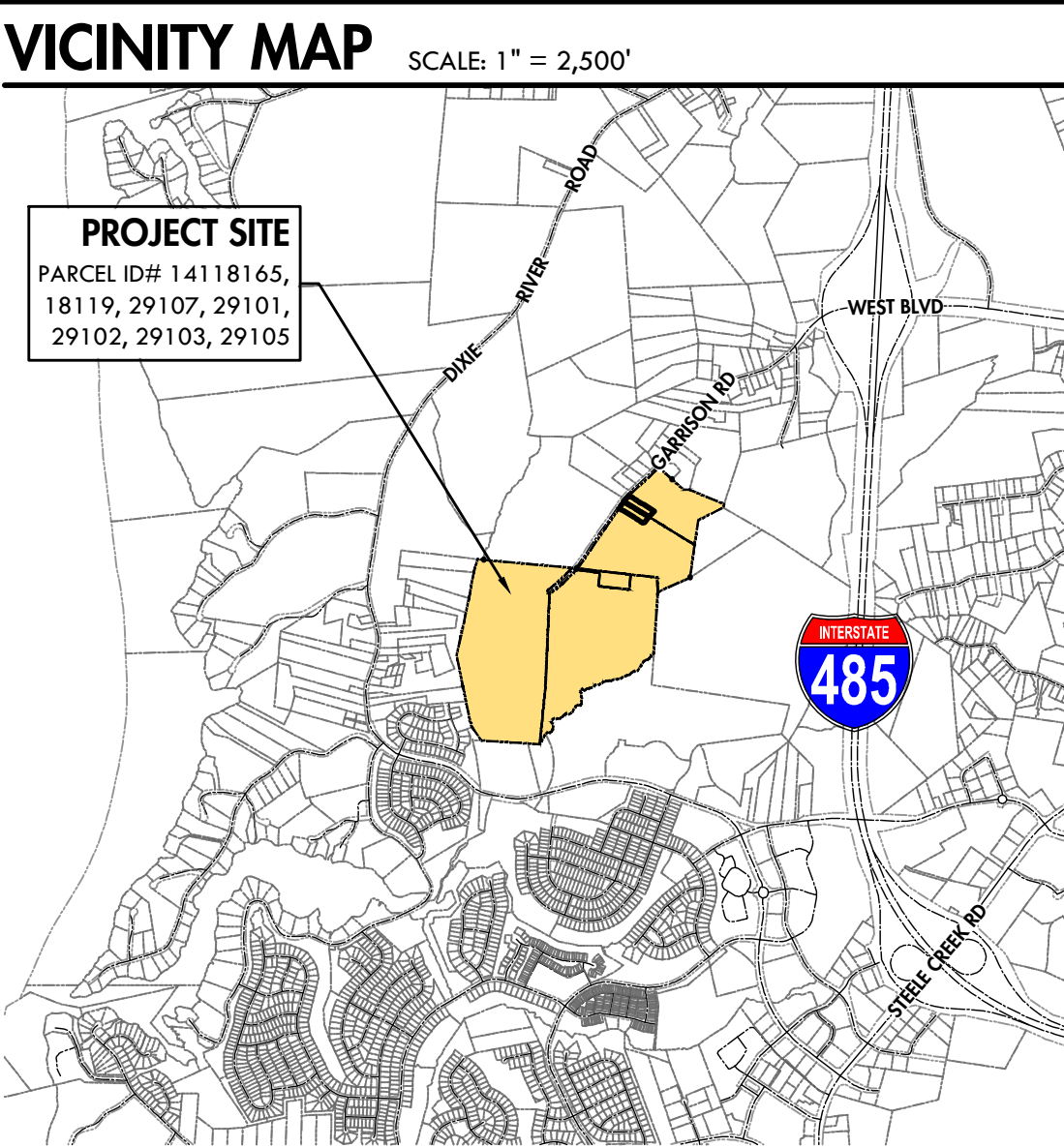
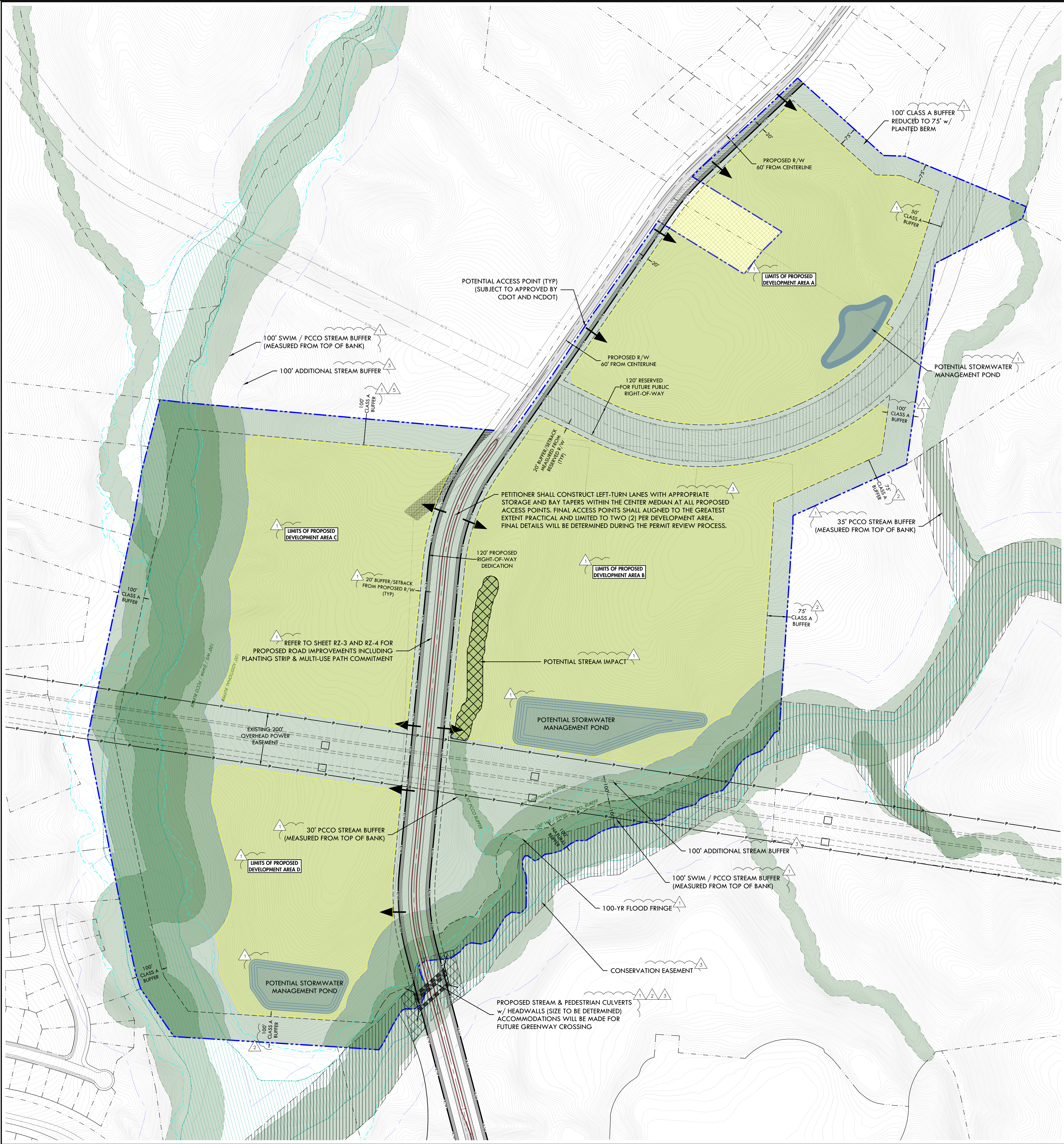


ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LJB
PROJECT #: 019.039
SHEET
RZ-1
SHEET 1 OF 5

GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-173
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY
TECHNICAL DATA SHEET

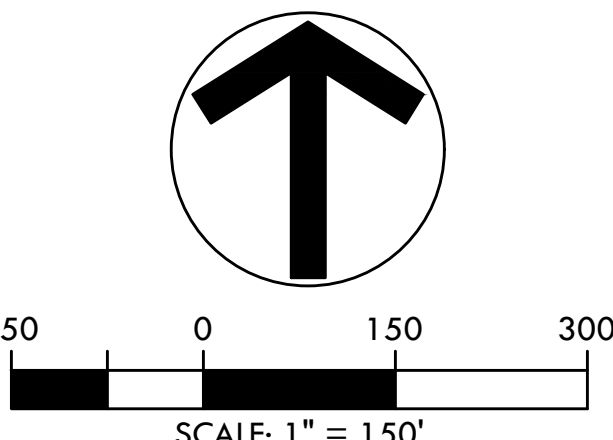
OAK ENGINEERING
4929 MONROE ROAD, CHARLOTTE, NC 28205
NORTH CAROLINA LICENSE #17142
oak-engineering.com

PE SEAL:
NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 33996
EXPIRATION DATE 12/31/2024



SITE DEVELOPMENT TABLE	
PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO:	# 2019-173
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 14118119, 14129107, 14129101, 14129102, 14129103, 14129105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYLIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.)
MAXIMUM GFA:	1,450,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X

- DRIVEWAY NOTE:**
- THE FOLLOWING ARE REQUIREMENTS OF THE DEVELOPER THAT MUST BE SATISFIED PRIOR TO DRIVEWAY PERMIT APPROVAL.
1. ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
 2. ADEQUATE RIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 35' X 35' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S). SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.
 3. THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE(S) OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATION(S) OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
 4. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
 5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
 6. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.



PE SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 33996

GARRISON ROAD INDUSTRIAL

REZONING PETITION NUMBER 2019-173

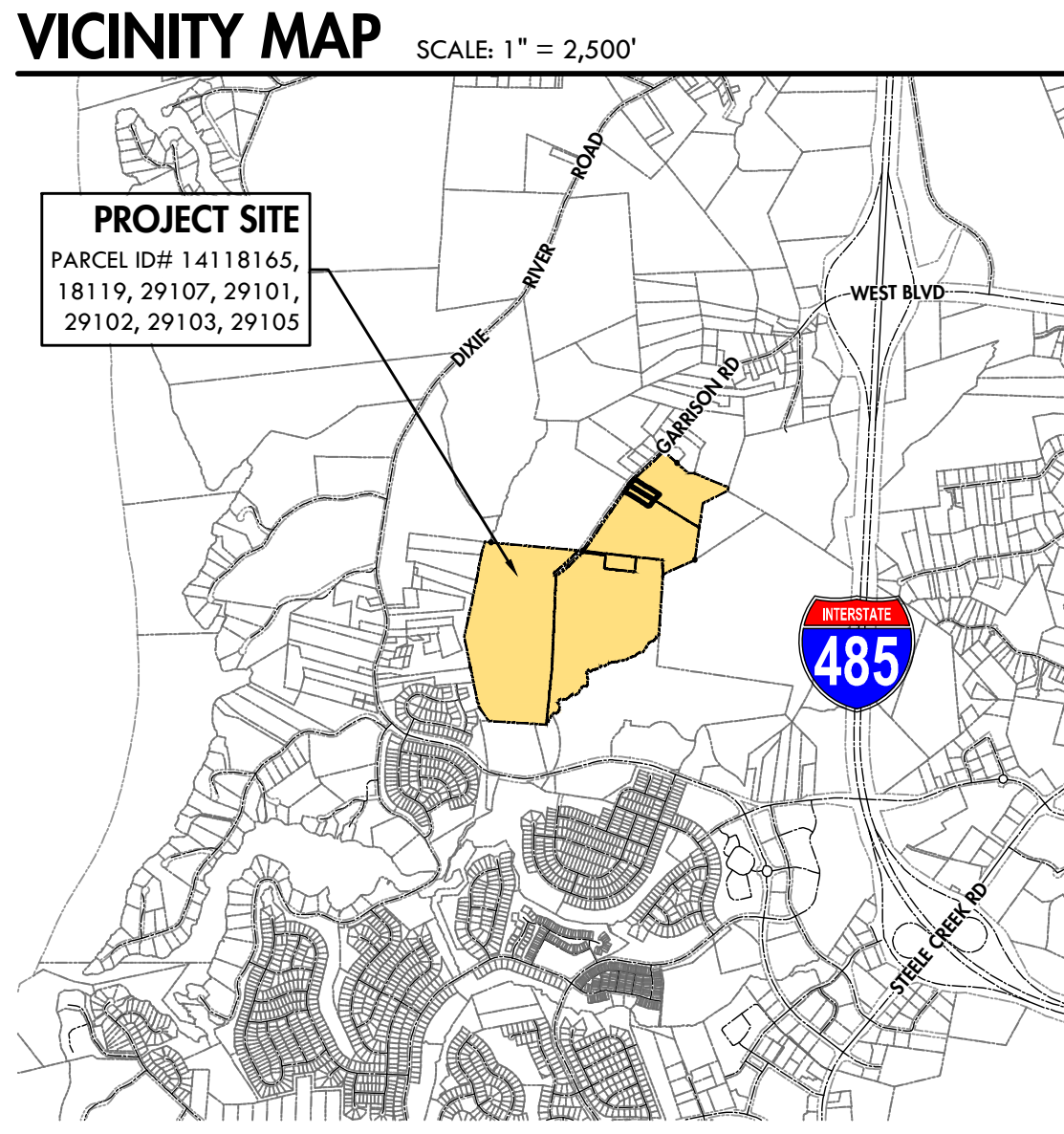
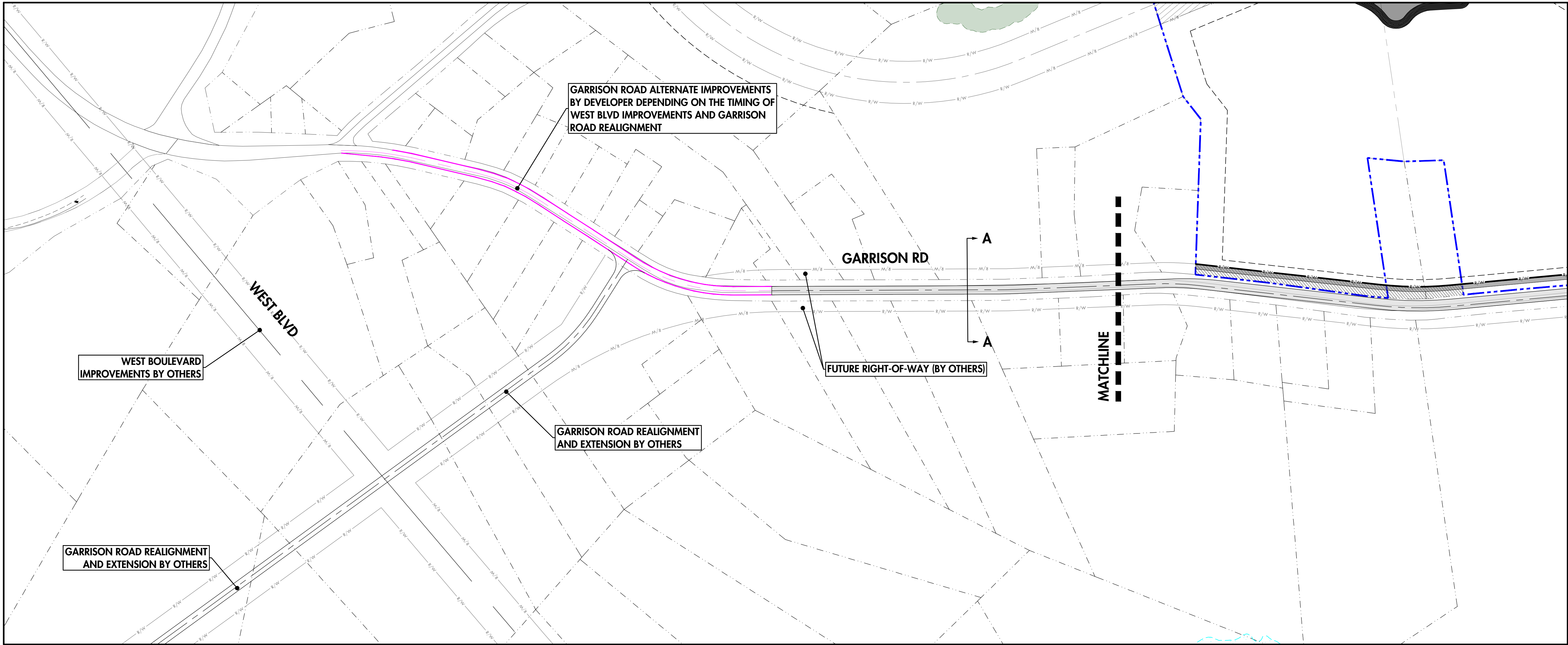
CHARLOTTE, NORTH CAROLINA

MCCRANEY PROPERTY COMPANY

REZONING PLAN

ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LIB
PROJECT #: 019.039

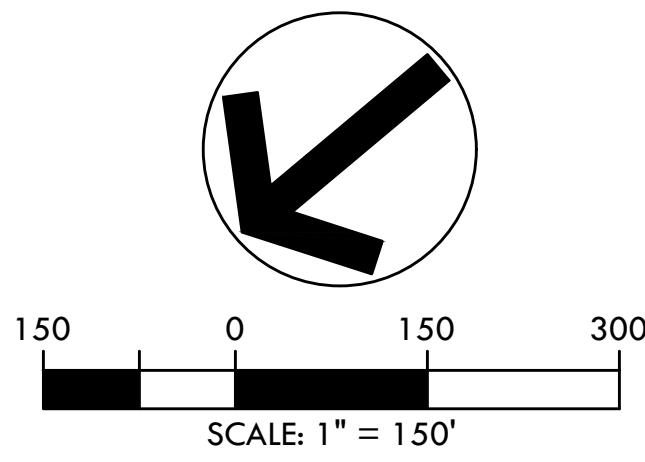
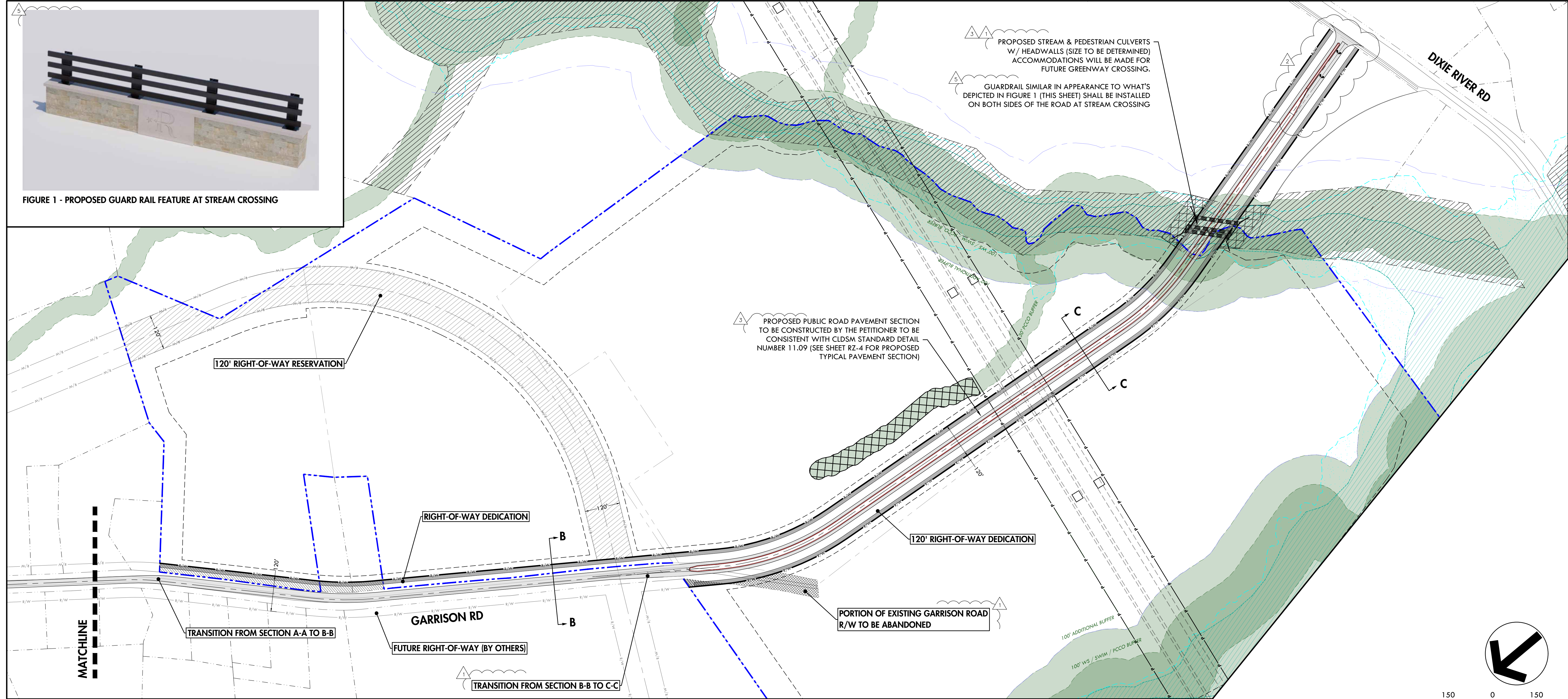
SHEET
RZ-2
SHEET 2 OF 5



SITE DEVELOPMENT TABLE	
PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO:	# 2019-173
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 14118119, 14129107, 14129101, 14129102, 14129103, 14129105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYLIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS).)
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MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X



FIGURE 1 - PROPOSED GUARD RAIL FEATURE AT STREAM CROSSING



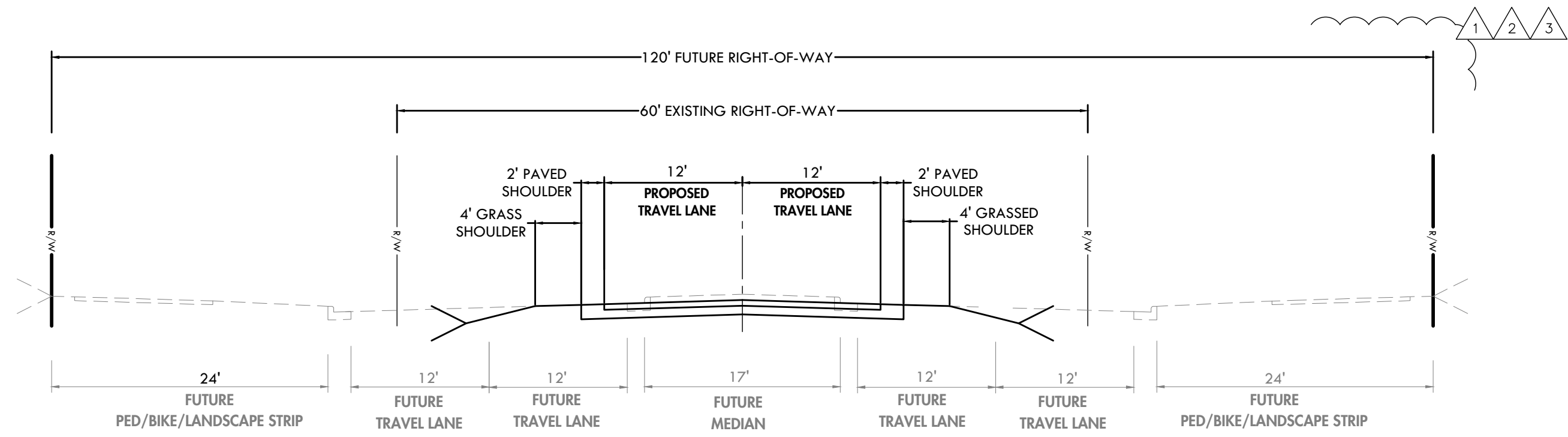
GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-173
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY
TRANSPORTATION IMPROVEMENT PLAN

ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LJB
PROJECT #: 019.039
SHEET
RZ-3
SHEET 3 OF 5

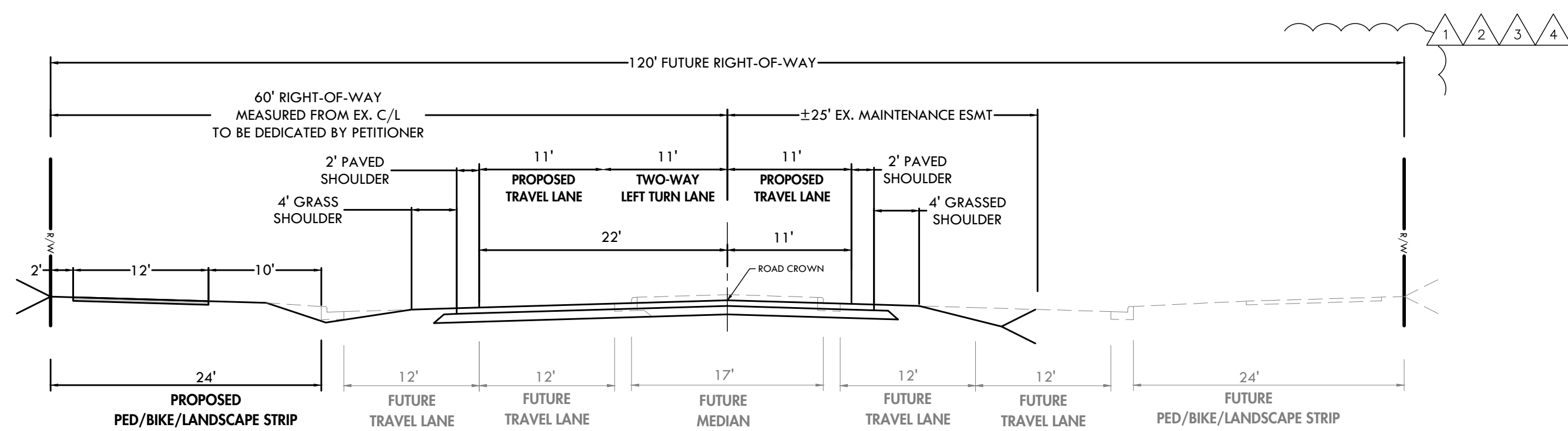
- REVISIONS:
- 1. 5/11/20 - CITY STAFF COMMENTS
 - 2. 8/24/20 - CITY STAFF COMMENTS
 - 3. 12/23/20 - CITY STAFF COMMENTS
 - 4. 1/15/21 - CITY STAFF COMMENTS
 - 5. 02/25/21 - COORDINATION W/ CRESCENT

OAK
ENGINEERING
4929 MONROE ROAD, CHARLOTTE, NC 28205
NORTH CAROLINA LICENSE #17142
oak-engineering.com

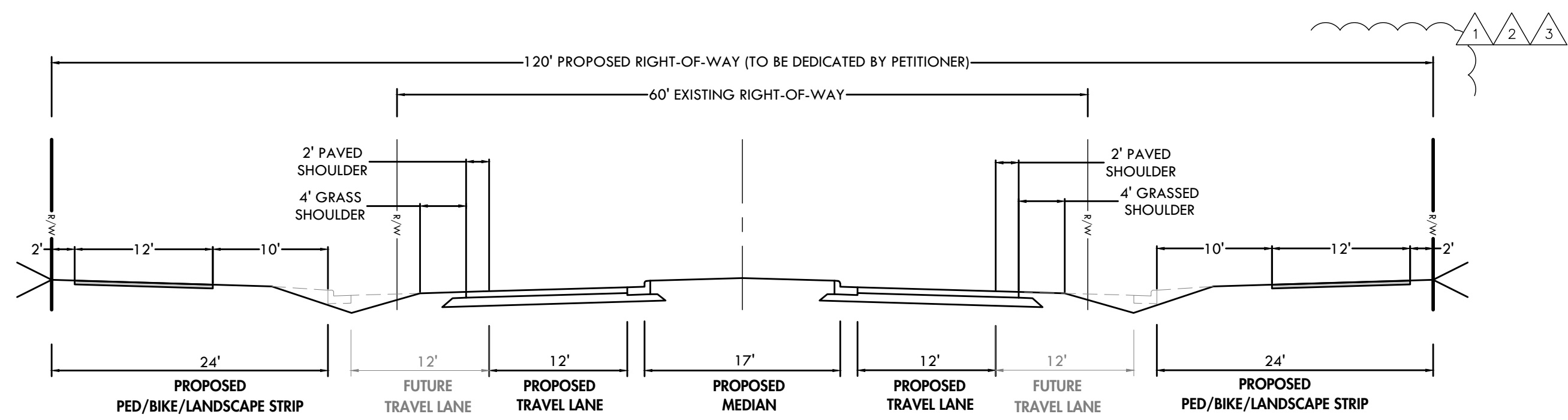
PE SEAL:
NORTH CAROLINA
PROFESSIONAL
ENGINEER
SEAL
33996
CRESCENT



SECTION A - A
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



SECTION B - B
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



SECTION C - C
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)

3 TYPICAL PAVEMENT SECTION FOR PROPOSED PUBLIC ROAD:

SURFACE COURSE:	PROPOSED 3.0 INCHES ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LB/SY IN EACH OF TWO 1.5-INCH LIFTS
INTERMEDIATE COURSE:	PROPOSED 4.0 INCHES (MIN) ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LB/SY
BASE COURSE:	PROPOSED 8.0 INCHES ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 399 LB/SY IN EACH OF TWO EQUAL LIFTS

NOTE: FOR ALL PUBLIC ROAD PAVEMENT SECTIONS TO BE CONSTRUCTED BY PETITIONER. CONSISTENT WITH CLDSM STANDARD DETAIL NUMBER 11.09.

PE SEAL:



GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-173
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY
PROPOSED GARRISON ROAD CROSS SECTIONS

REVISIONS:
1. 5/11/20 - CITY STAFF COMMENTS
2. 8/24/20 - CITY STAFF COMMENTS
3. 12/23/20 - CITY STAFF COMMENTS
4. 01/21/21 - CORRECTIONS
5. 02/25/21 - COORDINATION W/ CRESCENT

ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LJB
PROJECT #: 019.039

SHEET
RZ-4
SHEET 4 OF 5

