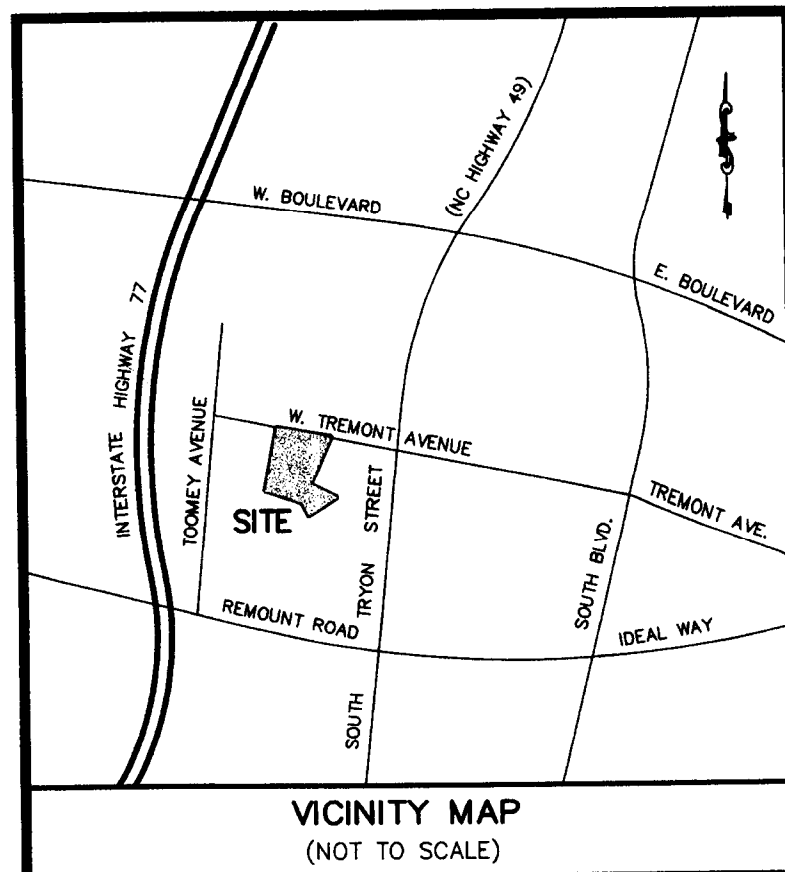
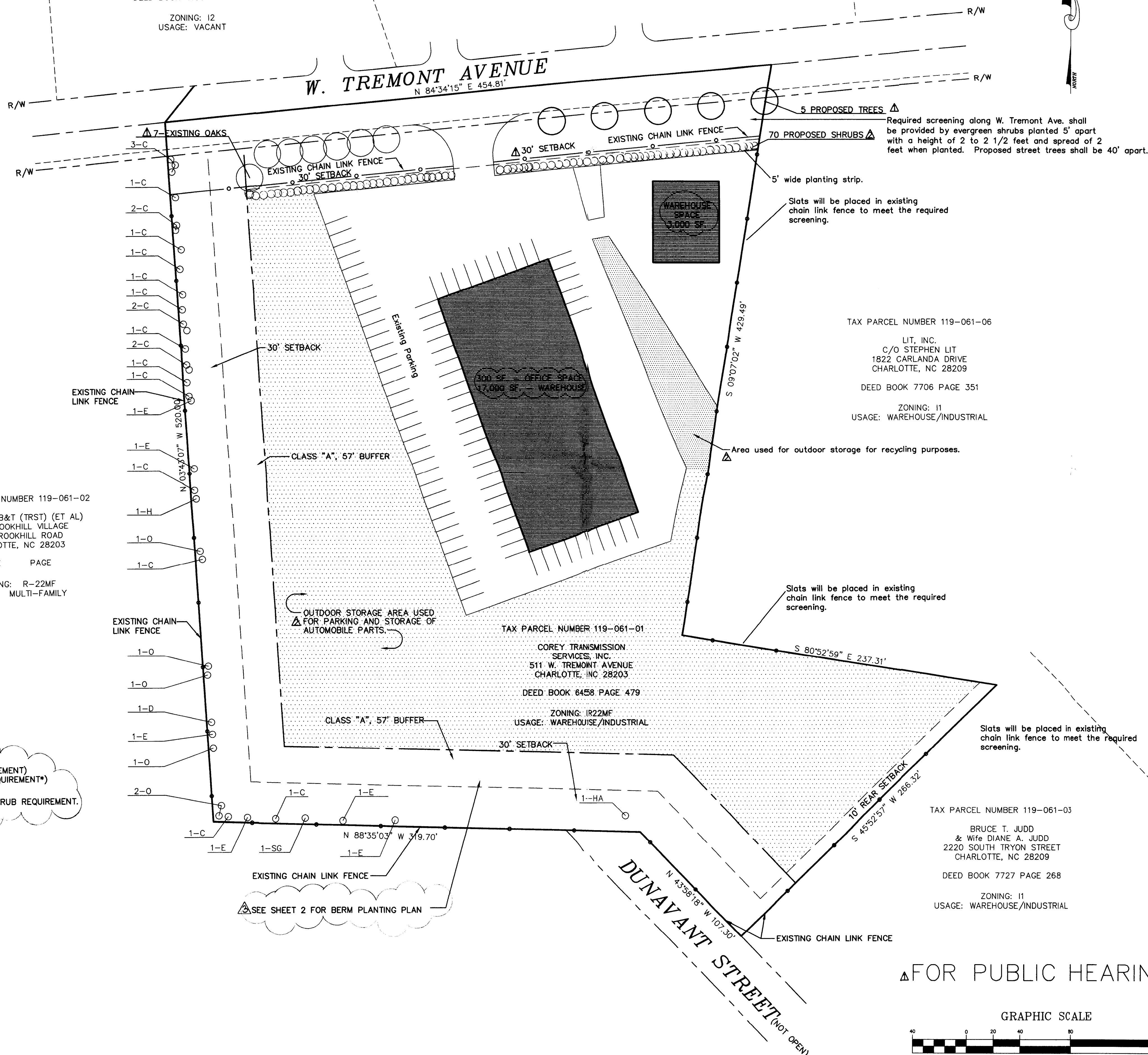




VICINITY MAP
(NOT TO SCALE)

TAX PARCEL NUMBER 119-064-27
JOHN ADAMS, JR.
& Wife CATHERINE T. ADAMS
RFD 3
CLOVER, SC 29710
DEED BOOK 4150 PAGE 305
ZONING: 12
USAGE: VACANT

TAX PARCEL NUMBER 119-064-21
JOHN ADAMS, JR.
& Wife CATHERINE T. ADAMS
RFD 3
CLOVER, SC 29710
DEED BOOK 3420 PAGE 411
ZONING: 11
USAGE: WAREHOUSE/INDUSTRIAL



TAX PARCEL NUMBER 119-061-02
WACHOVIA B&T (TRST) (ET AL)
C/O BROOKHILL VILLAGE
456 BROOKHILL ROAD
CHARLOTTE, NC 28203
DEED BOOK PAGE

ZONING: R-22MF
USAGE: MULTI-FAMILY

TAX PARCEL NUMBER 119-061-06
LIT, INC.
C/O STEPHEN LIT
1822 CARLANDA DRIVE
CHARLOTTE, NC 28209
DEED BOOK 7706 PAGE 351
ZONING: 11
USAGE: WAREHOUSE/INDUSTRIAL

TAX PARCEL NUMBER 119-061-01
COREY TRANSMISSION
SERVICES, INC.
511 W. TREMONT AVENUE
CHARLOTTE, NC 28203
DEED BOOK 6458 PAGE 479
ZONING: R22MF
USAGE: WAREHOUSE/INDUSTRIAL

TAX PARCEL NUMBER 119-061-03
BRUCE T. JUDD
& Wife DIANE A. JUDD
2220 SOUTH TRYON STREET
CHARLOTTE, NC 28209
DEED BOOK 7727 PAGE 268
ZONING: 11
USAGE: WAREHOUSE/INDUSTRIAL

STREET TREES REQUIREMENT:
40 FEET ON CENTER

REQUIRED	11
EXISTING	7
PROPOSED	5

STREET FRONTAGE = 454 LF.
CLASS "A" BUFFER REQUIREMENTS:
10 TREES/100'

TREES	SHRUBS
REQUIRED	89
EXISTING	37
PROPOSED	75

SHRUBS: 0, 0, 220

BUFFER = 890 LF.

- NOTES:
1. PLANT TOTALS: 112 TREES (47 BEYOND REQUIREMENT)
220 SHRUBS (220 BEYOND REQUIREMENT*)
 2. 77 TOTAL TREES ARE EVERGREEN (60%)
 - *3. A 6' HIGH WOODEN FENCE WILL REPLACE ANY SHRUB REQUIREMENT.

LEGEND FOR EXISTING TREES:

C CYPRESS
D DOGWOOD
E WINGED ELM
H HICKORY
HA HAWTHORN
O OAK
SG SWEETGUM

ESP ASSOCIATES, P.A.
engineering•surveying•planning
10915 Southern Loop Boulevard
Pineville, NC 28134 (704) 585-4949

PROPERTY DESCRIPTION

BEGINNING AT A POINT IN THE CENTER LINE OF TREMONT AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO PACKAGE DELIVERY, INC. (NOW OR FORMERLY) RECORDED IN DEED BOOK 6176 AT PAGE 29 IN THE MECKLENBURG COUNTY REGISTRY; THENCE S.08°07'02"W. 429.49 FEET TO A NEW IRON PIN; THENCE S.45°52'57"W. 266.32 FEET TO A POINT IN THE MARGIN OF DUNAVANT STREET (NOW CLOSED); THENCE N.43°58'18"W. 107.30 FEET TO AN EXISTING IRON PIN; THENCE N.88°35'03"W. 319.70 FEET TO AN EXISTING IRON PIN AND THENCE N.03°43'07"W. 520.00 FEET TO A POINT IN THE CENTERLINE OF TREMONT AVENUE AND THENCE WITH THE CENTER LINE OF TREMONT AVENUE N.84°34'15"E. 454.81 FEET TO THE POINT AND PLACE OF BEGINNING.

SITE DATA

SITE ACREAGE:	5.58
CURRENT ZONING:	R22MF
PROPOSED ZONING:	I-2CD
REQUIRED SETBACK:	30
SIDE YARD:	0 OR 4
REAR YARD:	10

NOTES

- 1) MAP INFORMATION OBTAINED THROUGH MECKLENBURG COUNTY GIS SYSTEM.
- 2) BOUNDARY INFORMATION TAKEN FROM DEEDS OF RECORD.
- 3) ALL I-1 USES WILL BE ALLOWED.
- 4) ~~1-2~~ USAGE WILL ALLOW AUTOMOBILE RECYCLING.
- 5) ALL DETACHED LIGHTS SHALL BE NO HIGHER THAN 20'.
- 6) NO LOUD SPEAKERS SHALL BE ALLOWED.
- 7) HOURS OF OPERATION WILL BE LIMITED TO 7:00 a.m. TO 8:00 p.m.
- 8) SITE WILL COMPLY WITH CITY OF CHARLOTTE TREE ORDINANCE.
- 9) SITE WILL COMPLY WITH CITY OF CHARLOTTE CODE (SECTION 9.1103 (7)) CONCERNING JUNKYARD REQUIREMENTS VIA EXISTING FENCE AND PROPOSED BUFFER.
- 10) BERM WILL REDUCE BUFFER WIDTH BY 25% PER CHARLOTTE CODE (SECTION 12.302 (8)): 76' BUFFER WIDTH LESS 25% = 57' BUFFER WIDTH
- 11) BERM REDUCES NUMBER OF SHRUBS REQUIRED IN BUFFER BY 25% PER CHARLOTTE CODE (SECTION 12.302 (8E)): 60 SHRUBS LESS 25% = 45 SHRUBS
- 12) REQUIRED SCREENING ALONG W. TREMONT AVE. SHALL BE PROVIDED BY EVERGREEN SHRUBS PLANTED 5' APART WITH A HEIGHT OF 2-2 1/2' AND SPREAD OF 2' WHEN PLANTED. PROPOSED STREET TREES SHALL BE 40' ON CENTER.
- 13) OWNER WILL ERECT A SOLID WOOD FENCE IN ACCORDANCE WITH THE BUFFER REQUIREMENTS INSTEAD OF PLANTING SHRUBS.

APPROVED BY CITY COUNCIL

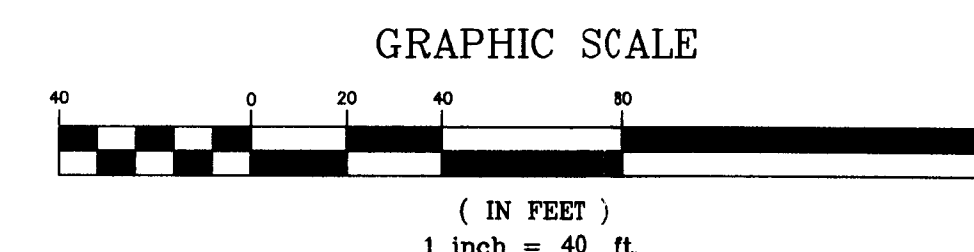
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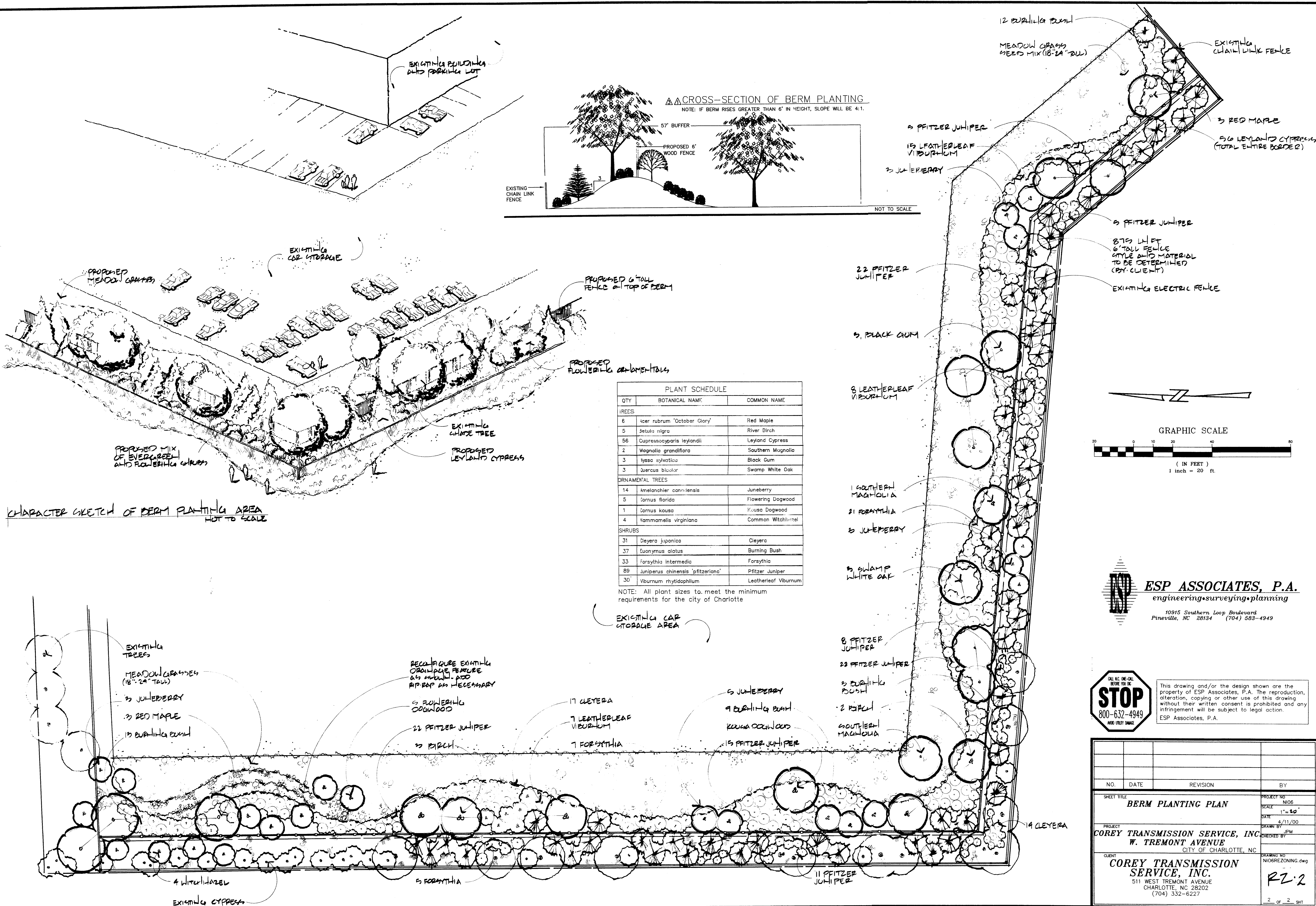


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ESP Associates, P.A.

NO.	DATE	REVISION	BY
1	4-11-00	MEETINGS WITH CLIENTS ADDITION	
2	2-25-00	PER CMPC COMMENTS, SEE R2.2	EDS
1	1-18-00	PER CMPC COMMENTS	EDS
SHEET TITLE			
TECHNICAL DATA SHEET			
PETITION NO.: 00-15			
PROJECT			
COREY TRANSMISSION SERVICE, INC.			
W. TREMONT AVENUE			
CITY OF CHARLOTTE, NC			
CLIENT			
COREY TRANSMISSION SERVICE, INC.			
511 W. TREMONT AVENUE			
CHARLOTTE, NC 28202			
(704) 332-6227			
DRAWING NO.			
N106REZONING.dwg			
PROJECT NO.			
N106			
SCALE			
1"=40'			
DATE			
9-13-99			
DRAWN BY			
SBP			
CHECKED BY			
DET			
1 OF 2 SHEET			

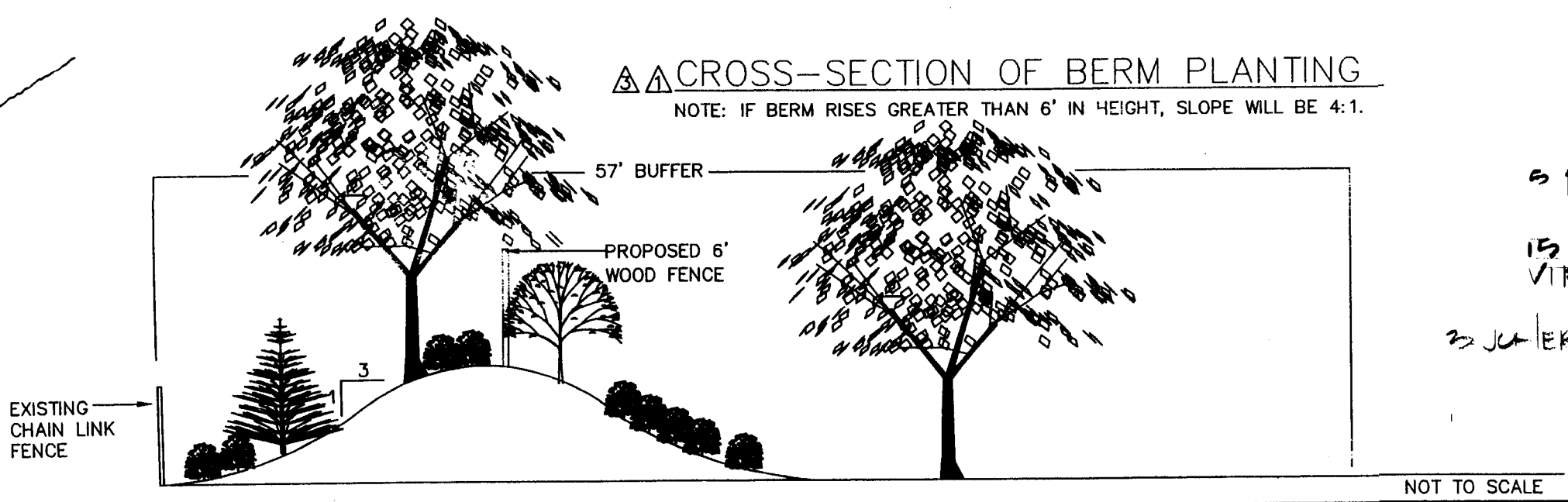
FOR PUBLIC HEARING





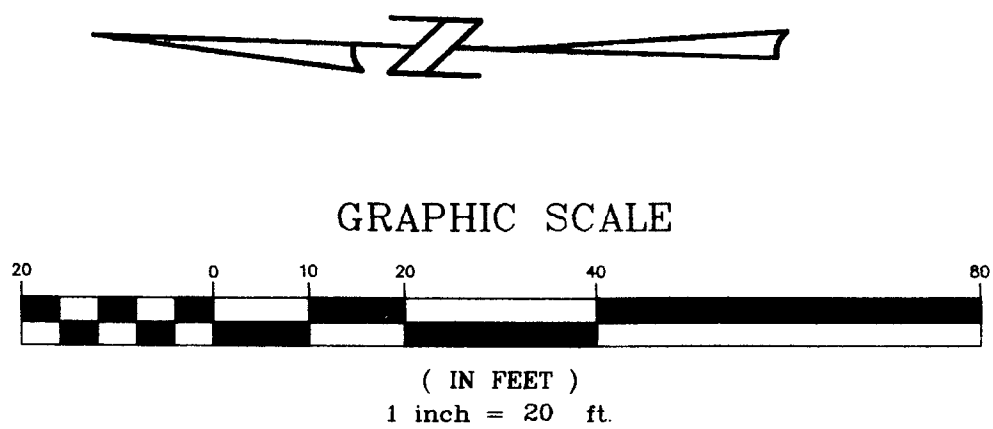
CROSS-SECTION OF BERM PLANTING

NOTE: IF BERM RISES GREATER THAN 6' IN HEIGHT, SLOPE WILL BE 4:1.



PLANT SCHEDULE		
QTY	BOTANICAL NAME	COMMON NAME
TREES		
6	Acer rubrum 'October Glory'	Red Maple
5	Betula nigra	River Birch
56	Cupressocyparis leylandii	Leyland Cypress
2	Magnolia grandiflora	Southern Magnolia
3	Lyssa sylvatica	Black Gum
3	Quercus bicolor	Swamp White Oak
ORNAMENTAL TREES		
14	Amelanchier canadensis	Juneberry
5	Cornus florida	Flowering Dogwood
1	Cornus kousa	Kousa Dogwood
4	Hammamelis virginiana	Common Witchhazel
SHRUBS		
31	Cleyera japonica	Cleyera
37	Euonymus alatus	Burning Bush
33	Forsythia intermedia	Forsythia
89	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper
30	Viburnum rhytidophyllum	Leatherleaf Viburnum

NOTE: All plant sizes to meet the minimum requirements for the city of Charlotte



ESP ASSOCIATES, P.A.
engineering • surveying • planning

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NO. DATE REVISION BY			
SHEET TITLE			
BERM PLANTING PLAN			
PROJECT			
COREY TRANSMISSION SERVICE, INC. W. TREMONT AVENUE CITY OF CHARLOTTE, NC			
CLIENT			
COREY TRANSMISSION SERVICE, INC. 511 WEST TREMONT AVENUE CHARLOTTE, NC 28202 (704) 332-6227			
PROJECT NO. N106 SCALE 1"=20' DATE 4/11/00 DRAWN BY JEM CHECKED BY DRAWING NO. N106REZONING.dwg RZ-2 2 OF 2 SHEETS			