

VICINITY MAP

N.T.S.

**DEVELOPMENT DATA SUMMARY**

TAX PARCEL NO: 201-161-31

TOTAL ACREAGE: 6.26 ACRES

EXISTING ZONING: I-1 &amp; I-2

PROPOSED ZONING: I-2 (CD)

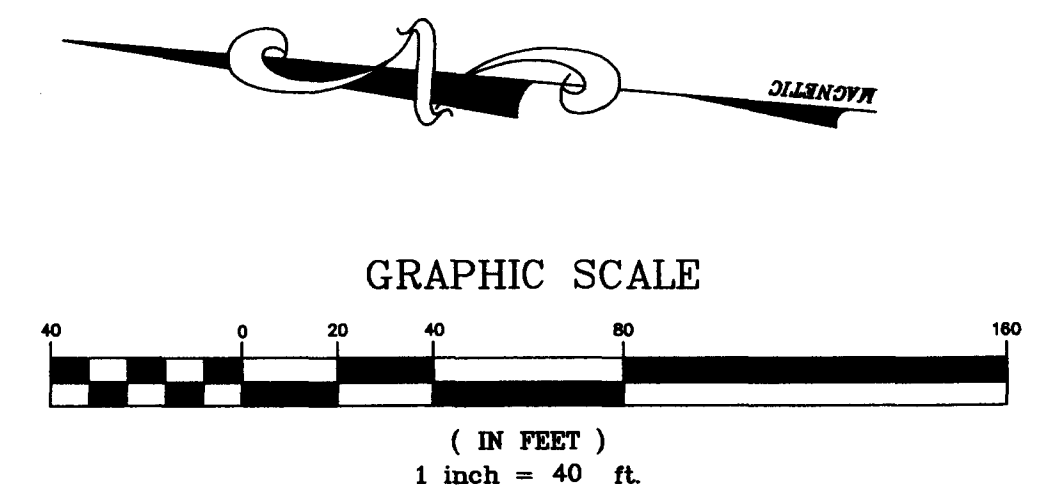
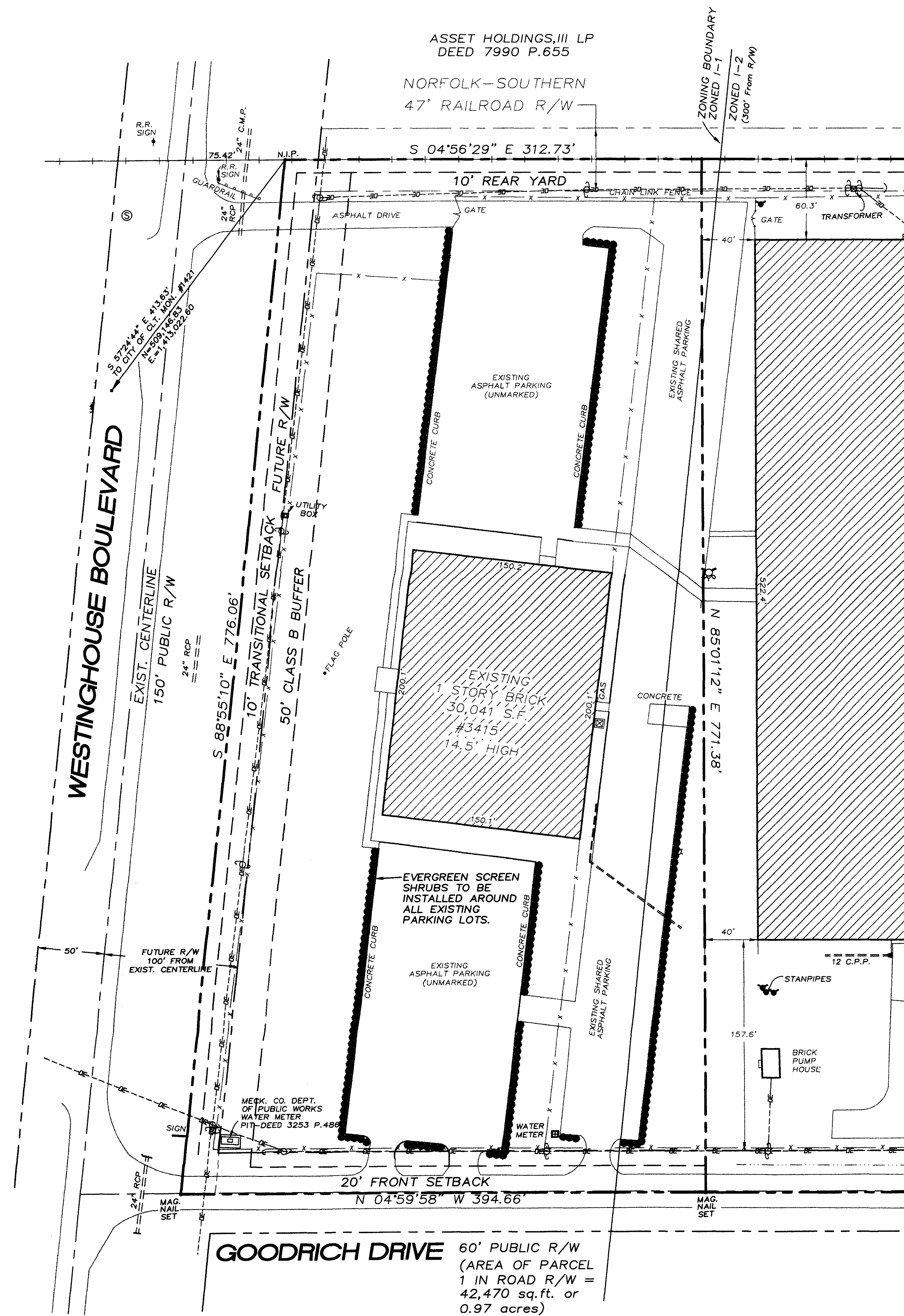
CURRENT SQUARE FOOTAGE: 30,041 SF  
MAXIMUM SQUARE FOOTAGE: 60,000 SFEXISTING & PROPOSED USE:  
WAREHOUSE/DISTRIBUTION/OFFICEFRONT BUFFER: 50' CLASS B BUFFER  
FRONT YARD SETBACK: 20' FROM GOODRICH DRIVE  
REAR YARD: 10'  
SIDE YARD: 10' FROM WESTINGHOUSE BOULEVARD  
SIDE YARD: 0'-5' FROM INTERIOR P/L

REQUIRED PARKING: BASED UPON PER TABLE 12.202

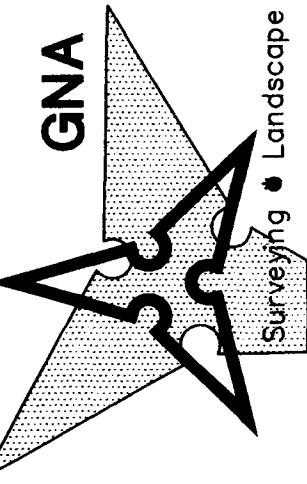
BICYCLE PARKING: SHORT TERM - 1 PER 40,000 SF  
LONG TERM - 1% OF AUTO PARKING**DEVELOPMENT NOTES:**

1. DEVELOPMENT OF THIS I-2 CONDITIONAL DISTRICT IS BASED ON THE PROVISIONS OF THE APPLICABLE ZONING ORDINANCE STANDARDS AND THE RULES, REGULATIONS, IMPOSED AND THE SPECIFIC SITE PLAN.
2. THE PERMITTED USES IN THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH CODE SECTION 9.1102, 9.1103 AND 9.1104
3. DEVELOPMENT STANDARDS AND EXPANSION(S) ASSOCIATED WITH THIS SITE WILL COMPLY WITH CODE SECTION 9.1105 (DEVELOPMENT STANDARDS FOR INDUSTRIAL DISTRICTS)
4. THE TRANSITIONAL RIGHT-OF-WAY WILL BE MEASURED 100 FEET FROM THE CURRENT CENTER LINE OF WESTINGHOUSE BOULEVARD.
5. SCREENING OF THE PARKING, DUMPSTERS, LOADING DOCKS/SPACES AND OUTDOOR STORAGE OF MATERIAL, STOCK AND EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH CODE SECTION 12.303 OF THE ORDINANCE.
6. PARKING BASED ON THE USE WILL COMPLY WITH THE STANDARDS SET FORTH IN CODE SECTION TABLE 12.202.
7. SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

SYMBOL LEGEND	
POWER POLE (P.P.)	WATER METER
WATER VALVE	U.G. PIPE
SEWER MAN HOLE	SPRINKLER STANPIPE
DRAINAGE MAN HOLE	GAS VALVE
FIRE HYDRANT	FENCE LINE
DROP INLET	GAS LINE
ELECTRIC LINE	SEWER LINE
LIGHT POLE (L.P.)	N.I.P. NEW IRON PIN(#5 REBAR)
RCP REINFORCED CONC. PIPE	E.I.P. EXISTING IRON PIN



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PROJECT: **FIRST INDUSTRIAL  
BUILDINGS & LAND**  
CHARLOTTE, NORTH CAROLINA

SHEET TITLE: **CONDITIONAL REZONING REQUEST  
AND TECHNICAL DATA**

Project No.  
**61036**

Checked by **TLH**  
Drawn by **JMD**  
Date Drawn **04.11.06**

Revisions

Sheet

**RZ-1**