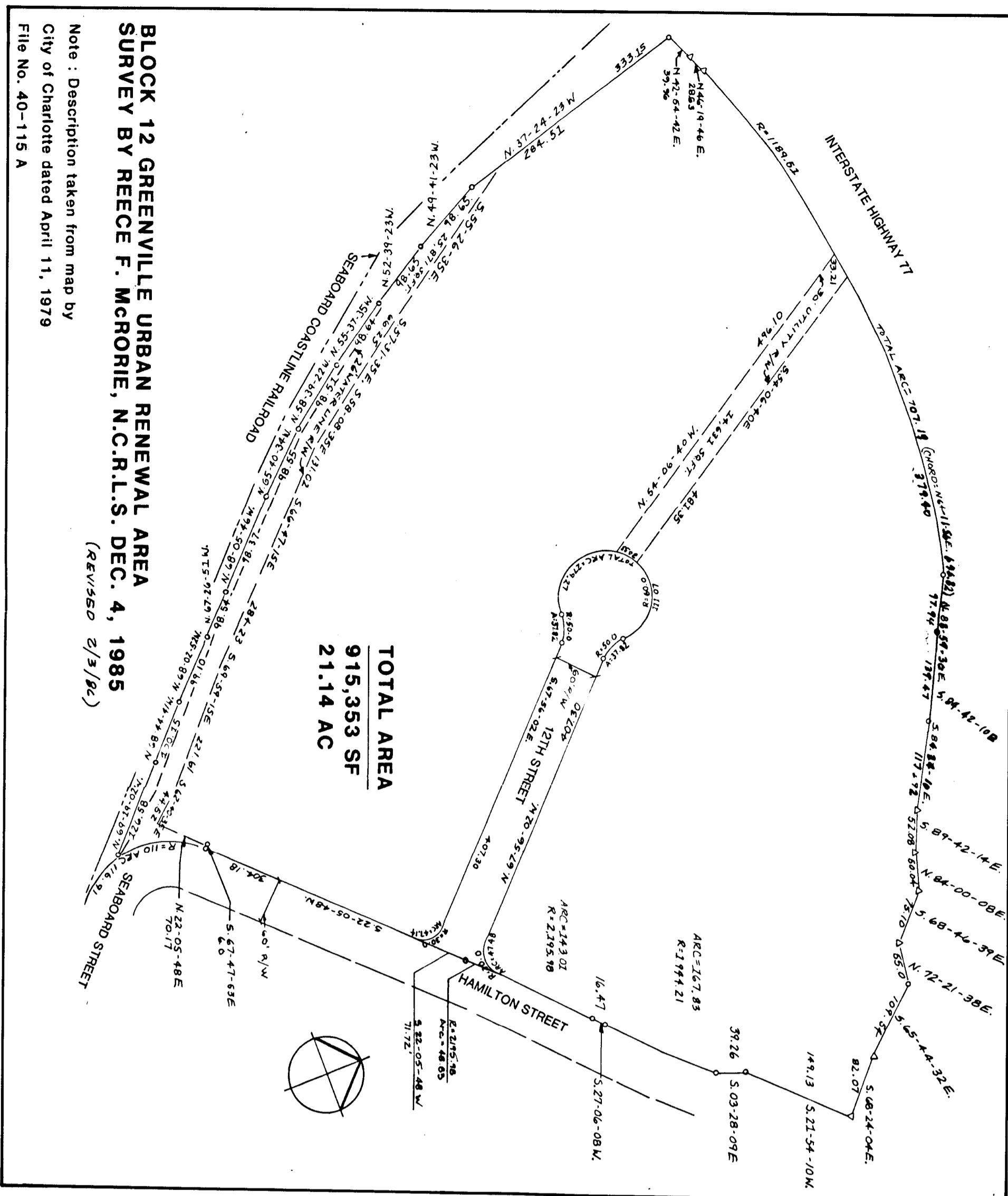
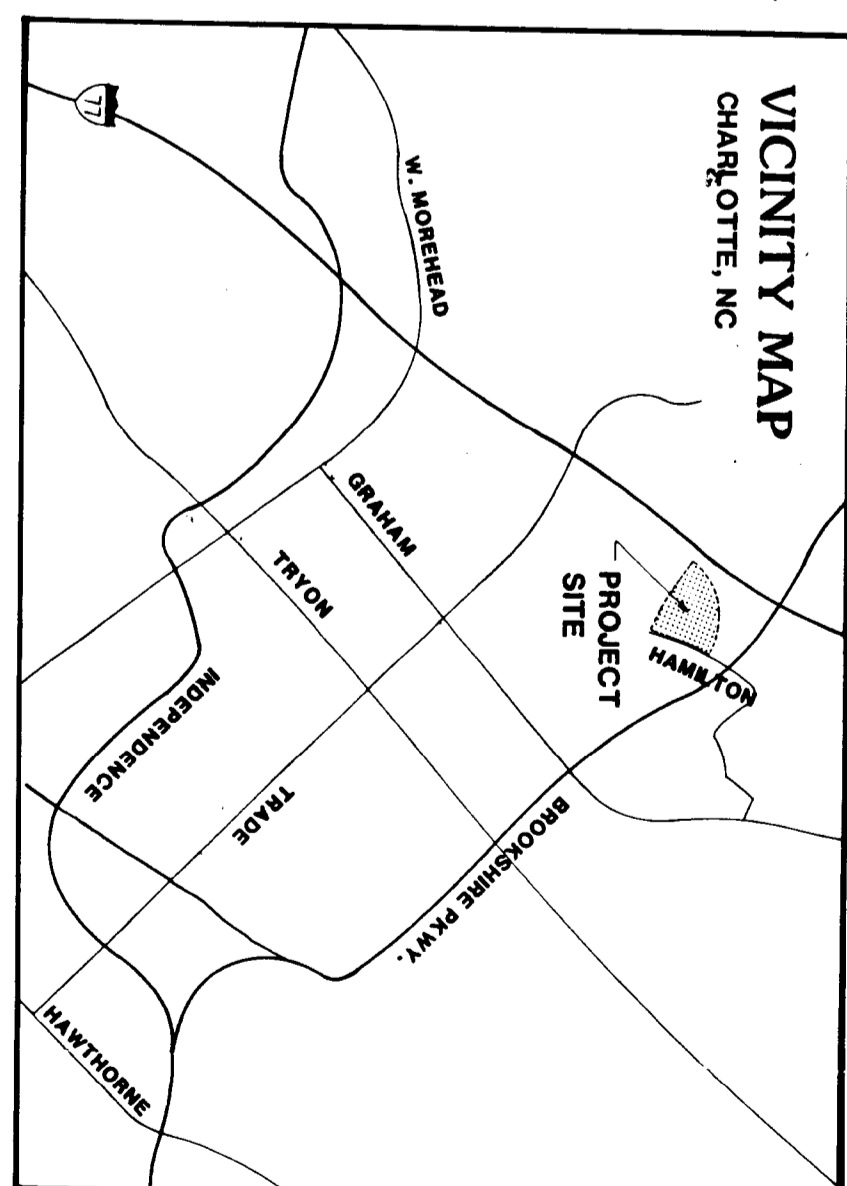
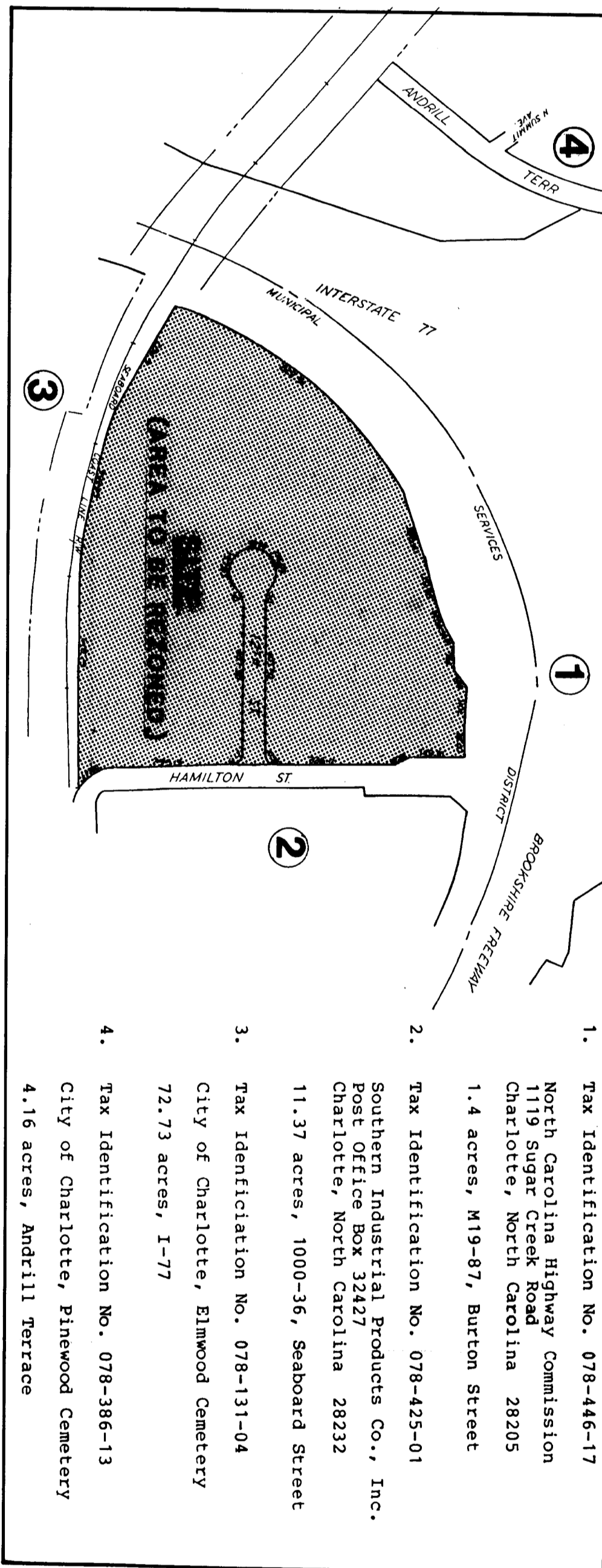


BOUNDARY SURVEY



ADJACENT PROPERTY OWNERS



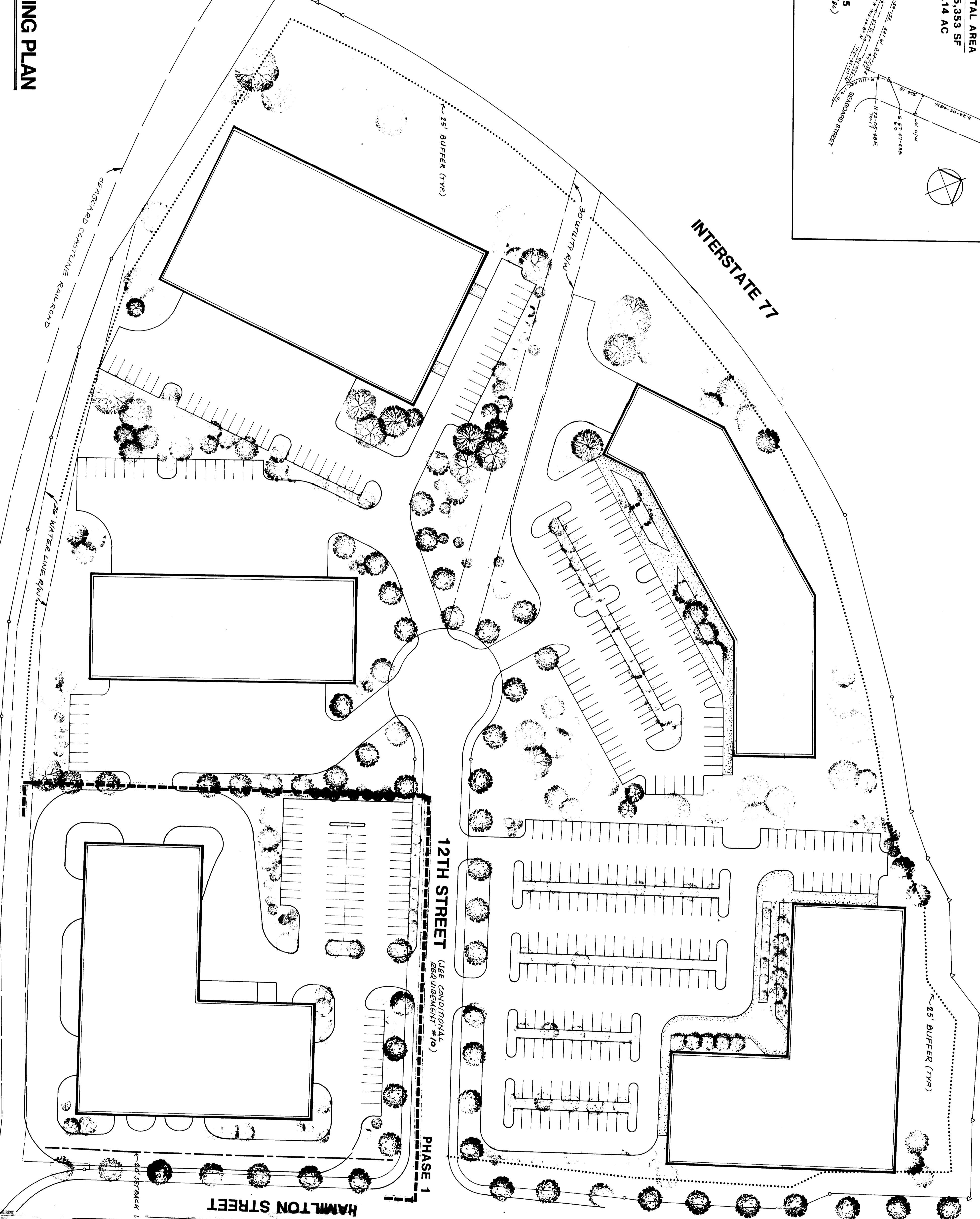
EXISTING ZONING : I-1
PROPOSED ZONING : I-2 (CD)
ACREAGE : 21.14 AC

CONDITIONAL REQUIREMENTS

1. Parking will not be permitted in setbacks.
2. Building and parking layouts may be subject to modification depending on the results of the site plan review. The Petitioner will be required to submit the specifications of the layout of each building to the Planning Department for review and approval prior to the construction of each building. The Petitioner shall submit data relating to the intended use of each building to the Planning Staff for review for compliance with the conditional uses set forth hereunder.
3. Within the property lines, provide interior planting areas "minimum" of 100 sq. ft. per building. The ground surfaces covered with concrete or asphalt.
4. Maximum building square footage for all buildings on the site will be 125,000 square feet.
5. Intended uses of the site are marketing, administration, fabrication and distribution of finished goods on the site will be allowed under the existing zoning. The site will be following I-2 Industrial uses as set forth under Section 3070 of the Charlotte Code:
 - (a) Number 80. Compounding, manufacture, refining or processing of rubber products only.
 - (b) Number 101. Manufacture of certain textile products excluding asbestos products.
 - (c) Number 107. Plastics materials, synthetic resins, synthetic rubbers, cellulose and man-made organic fibers, manufacturing.
6. Provide a 25' buffer zone around the entire site perimeter (except for Phase I) with buildings, parking, and roadways not permitted.
7. Provide storm water detention facilities in accordance with the drainage detention ordinance, a portion of which is set forth in the City Code.
8. A four foot sidewalk along the property frontage on Hamilton Street in accordance with City of Charlotte standards has been constructed.
9. No advertising billboards will be permitted on the site.
10. A petition will be filed with the City of Charlotte to abandon 12th Street. If the petition is denied, all applicable signs and requirements (including sidewalks and setbacks) will be retained.

PROPOSED ZONING PLAN

SCALE : 1"=50'



APPROVED BY CITY COUNCIL
 DATE 8-11-86
 SEABOARD STREET

INTERTECH INDUSTRIAL PARK
 Charlotte, North Carolina

R.M. Industrial Products, Inc.
 Charleston, South Carolina

Architecture
 Planning
 Interior Design
 Landscape Design

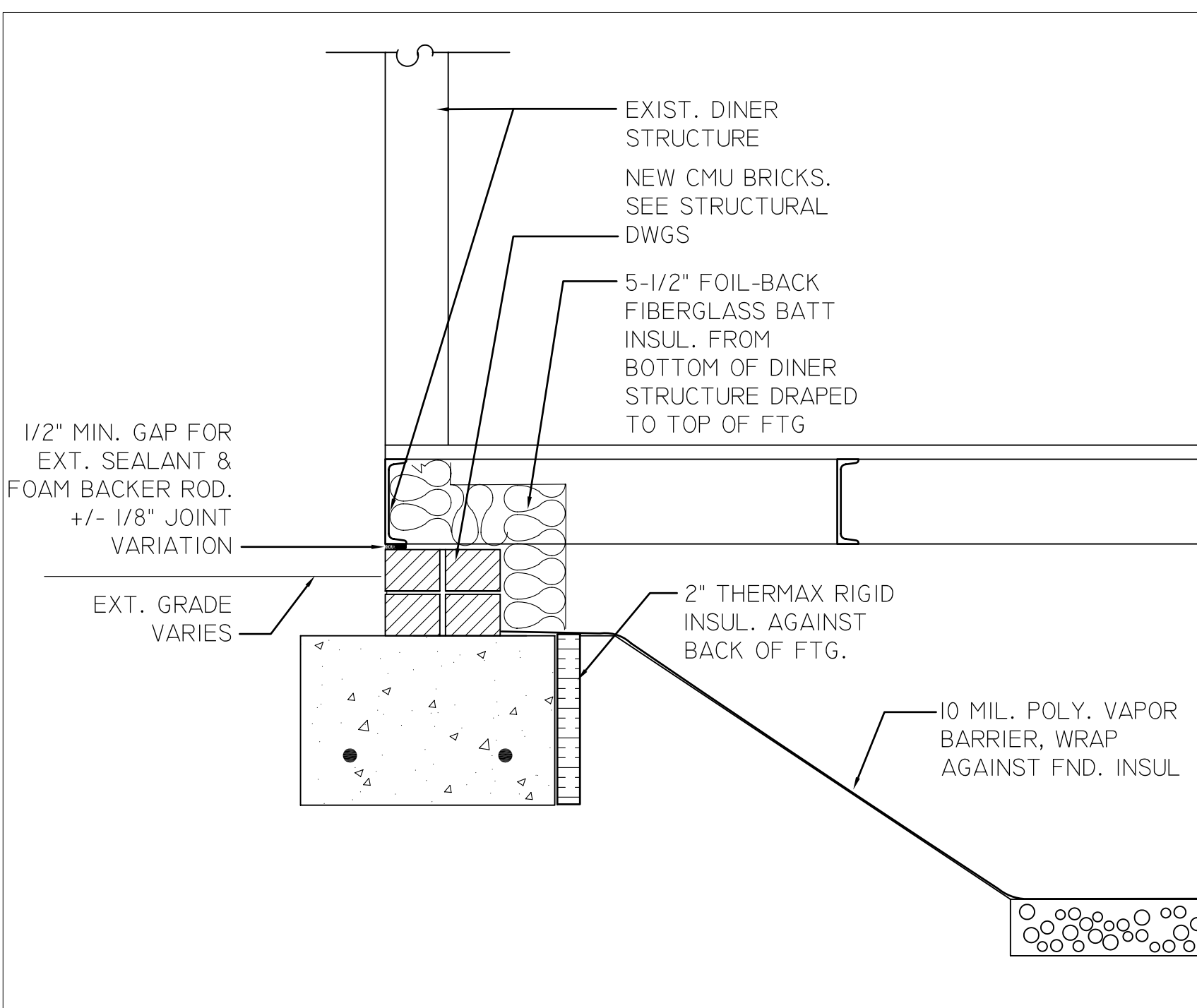
8000 Corporate Center Drive
 Post Office Box 2029
 Charlotte, NC 28211
 704-542-9088

200 Park Offices, Suite 109
 Post Office Box 13169
 Research Triangle Park, NC 27709
 919-549-9307

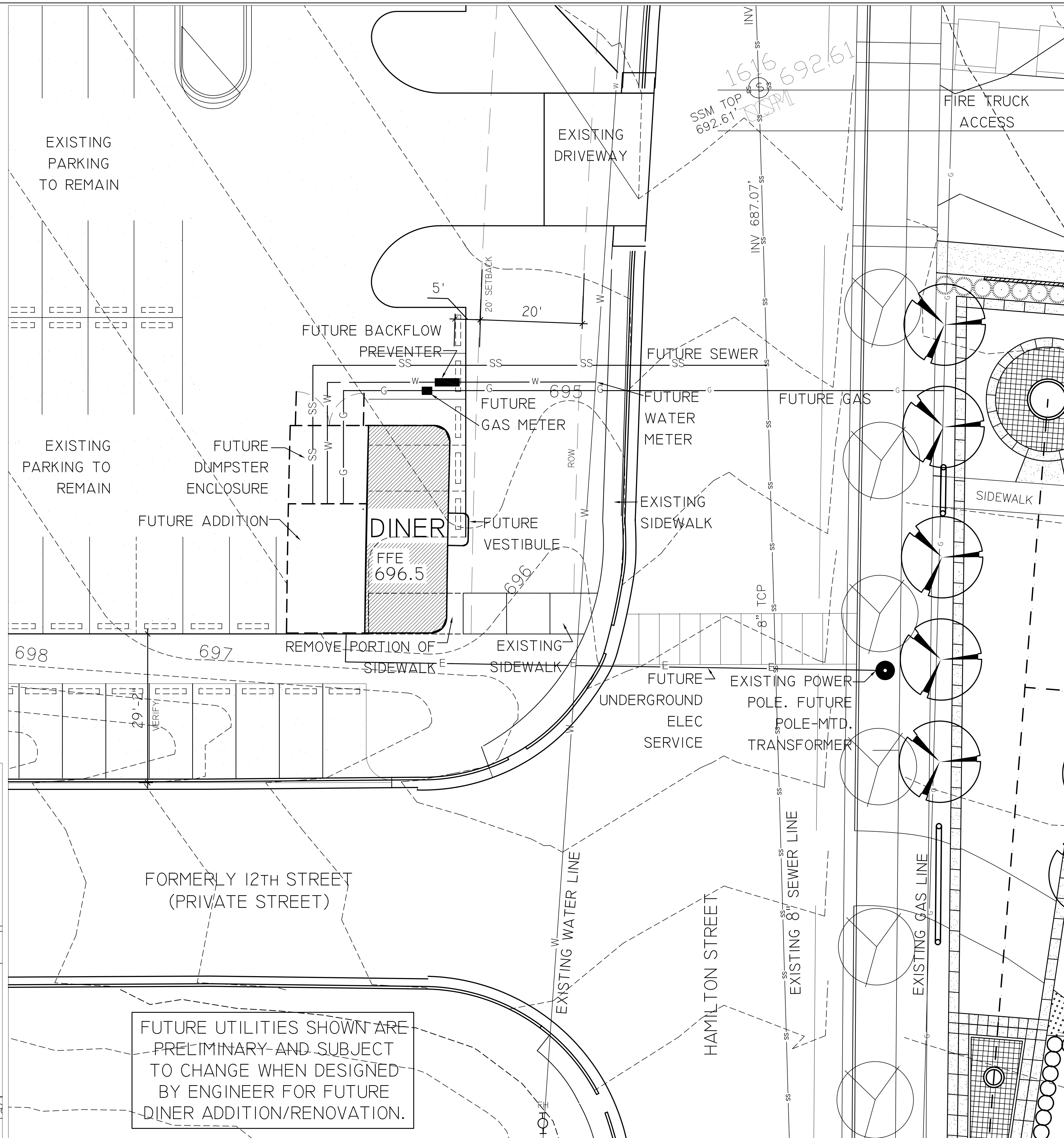
**Ferebee
 Walters**

SITE NOTES:

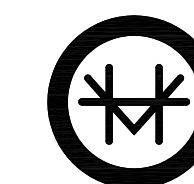
1. PROVIDE SILT FENCE AROUND DISTURBED SITE AREA TO CONTAIN SILT ON DINER PROPERTY.
2. PROVIDE SOIL POISONING FOR TERMITE CONTROL.
3. PROVIDE A SEALED CRAWL SPACE WHICH INCLUDES:
 - A.) 10 MIL POLY VAPOR BARRIER OVER 2" MIN. CRUSHED STONE. SLOPE TO DRAIN. TURN POLY VAPOR BARRIER UP SIDE OF FOOTING TO TOP OF FOOTING. LAP AND TAPE ALL JOINTS.
 - B.) 4" FABRIC COVERED PERFORATED DRAINAGE PIPE TO DRAIN TO DAYLIGHT.
 - C.) 2" THICK THERMAX RIGID FIBERGLASS INSULATION WITH FOIL BACK. INSTALL VERTICALLY FROM BOTTOM OF FOOTING TO TOP OF FOOTING OVER VAPOR BARRIER.
 - D.) PROVIDE 5-1/2" BATT FIBERGLASS INSULATION WITH FOIL BACK BETWEEN TOP OF CONC. FOOTING AND BOTTOM OF WOOD SUBFLOOR OF DINER.
4. RE-GRASS ALL DISTURBED GRASS AREAS. RE-GRAVEL ALL DISTURBED GRAVEL AREAS. ANY EXCAVATED SOIL REMAINING MAY BE DISPOSED ON SITE. COORDINATE LOCATION WITH OWNER.
5. COORDINATE WITH CRANE OPERATOR AND MOVING COMPANY. REMOVE PLANTS AND OTHER OBSTRUCTIONS AS REQUIRED TO HELP FACILITATE THE DINER MOVE.



1 DINER SECTION AROUND SEALED CRAWL SPACE
SCALE: 1" = 1'-0"

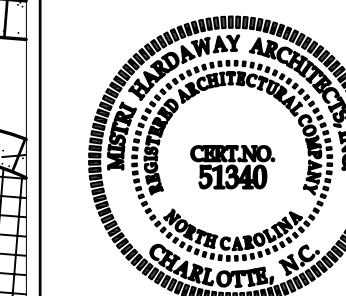


2 DINER SITE PLAN
SCALE: 1" = 10'-0"



MISTRHARDWAY ARCHITECTS
214 WEST TREMONT AVE., SUITE 301, CHARLOTTE, NC 28203
P. 704.371.4622 F. 704.372.5697

STRUCTURAL ENGINEERS:
STRUCTURES, Inc.
150 FAIRVIEW ROAD SUITE 330
MOORESVILLE, NC 28117
PHONE: 704.662.6844
FAX: 704.662.8640



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MATTIE'S DINER

North Carolina Music Factory
915 Hamilton Street
Charlotte, NC

PROJECT NUMBER: 0905

DATE:
MAY 14, 2009

DINER SITE PLAN

AS 1.02