

SCHEMATIC SITE PLAN

12/15/86

Prepared by
MILLER ASSOCIATES ARCHITECTS
 5633 Monroe Road Charlotte NC, 28212

for
Krystof H. Bergen and Alex Boryczewski
 12230 Providence Road West Pineville NC, 28134

SITE DATA:

| | |
|----------------------------|------------|
| TOTAL ACREAGE | 4.13 ACRES |
| PRESENT ZONING | R-15 |
| CURRENT USE | VACANT |
| REQUESTED ZONING | BD-CD |
| NET ACREAGE AFTER REZONING | 3.14 |

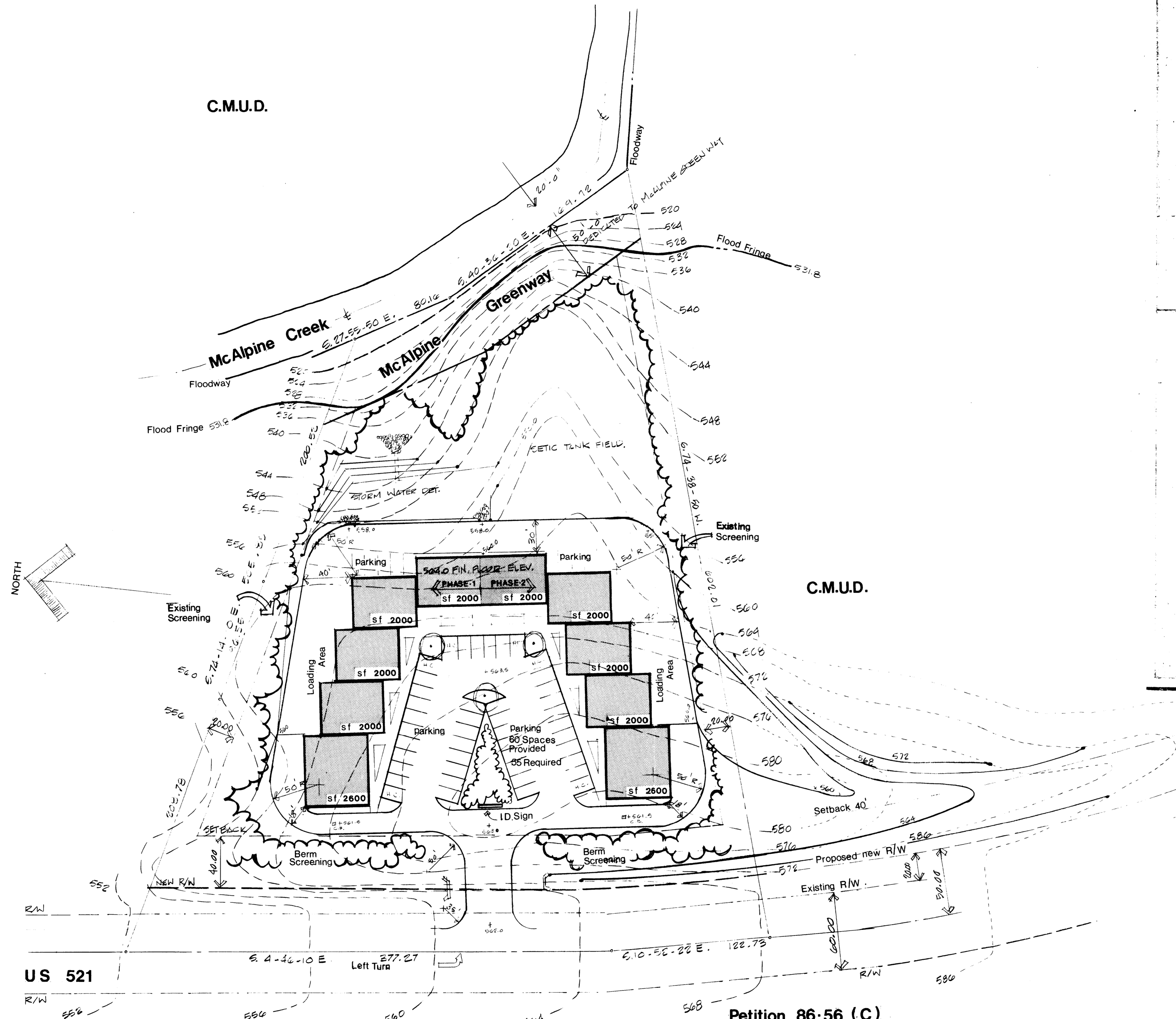
Description: This property and one other parcel of 3.15 acres is completely surrounded to the north, south, and east by the 400 acre McAlpine Disposal Plant. The west property line fronts 500 ft. on US 521.

Requested Zoning: It is requested that the existing R-15 zoning classification be changed to BD-CD. To construct a 21,600 sf. single story building with 70% (15,120) office and 30% (6,480) warehouse space. This building will be constructed in two phases of 10,800 sf each.

Development Conditions: (To be implemented at the owners expense.)

- The owner shall deed approximately 33,000 sf. (0.75 acres) of wooded land abutting McAlpine Creek to the McAlpine Greenway.
- The owner shall dedicate 20.00 ft. frontage along US 521 for future expansion of US 521 to a 100 ft. right-of-way.
- The owner shall provide a left turn lane southbound in accordance with DOT requirements.
- The owner shall provide a site distance along US 521 south in accordance with DOT requirements.
- Parking:** The owner shall provide 60 parking spaces. Mecklenburg County Zoning Ordinance requires 55 spaces calculated as follows:

| | | | |
|--------------|------------|------------------------------|------------------|
| Office | 15,120 sf. | 1 space per 300 sf | 50 spaces |
| Warehouse | 6,480 sf. | 1 space per each 2 employees | 5 spaces |
| Total | | | 55 spaces |
- Screening:** The owner shall provide screening for the front, side, and rear yards with existing trees, or shall provide a 3'-0" high by 8'-0" wide earth berm with 36" tall Red Tip Photinias and evergreen pine trees planted 15'-0" on center.
- Signage:** All signs shall conform to County sign ordinances.



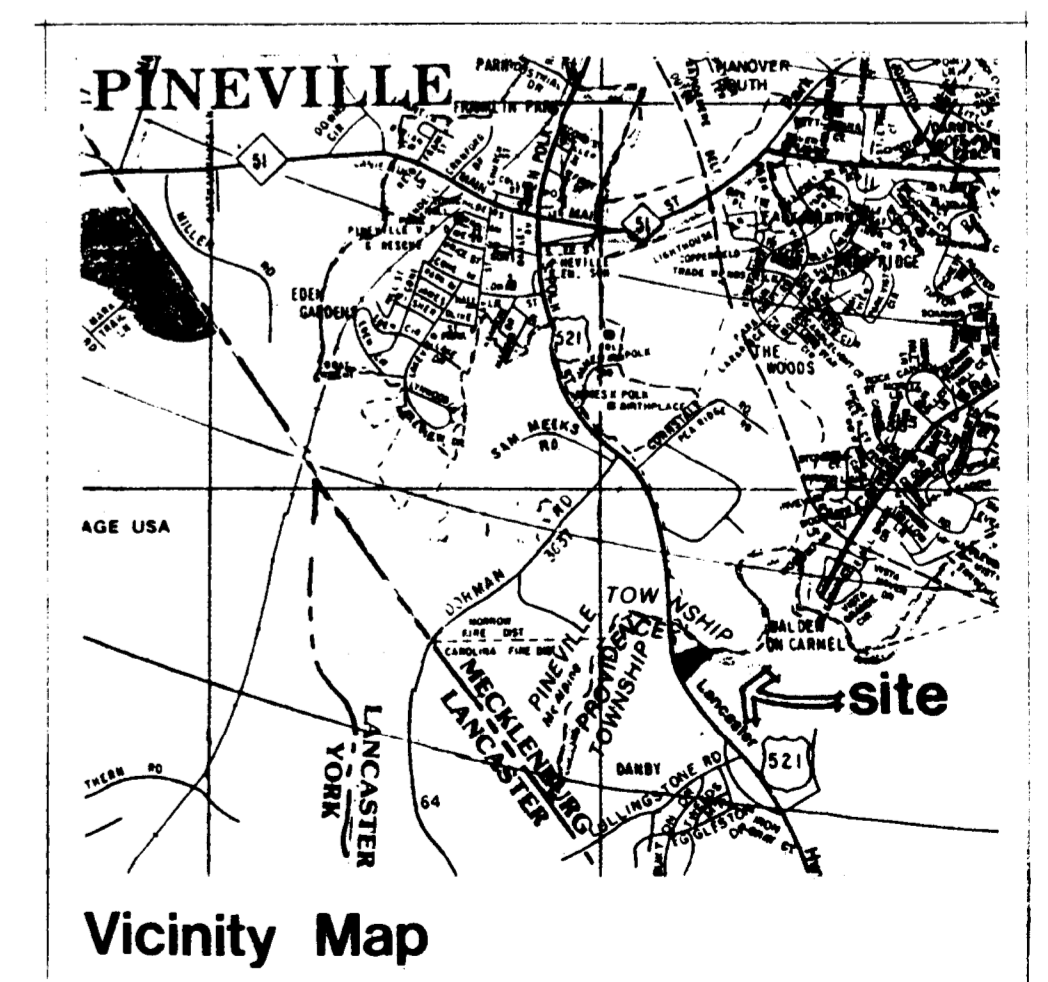
SCHEMATIC SITE PLAN

1"=40'-00"
 DEC. 8 '86
 DAN HONEYCUTT

Petition 86-56 (C)
 4.312 Acres
 Page 5148 Page 0170
 Tax Parcel 221-121-03

86-56(C)

APPROVED BY COUNTY COMMISSION
 DATE 3-9-87



Vicinity Map