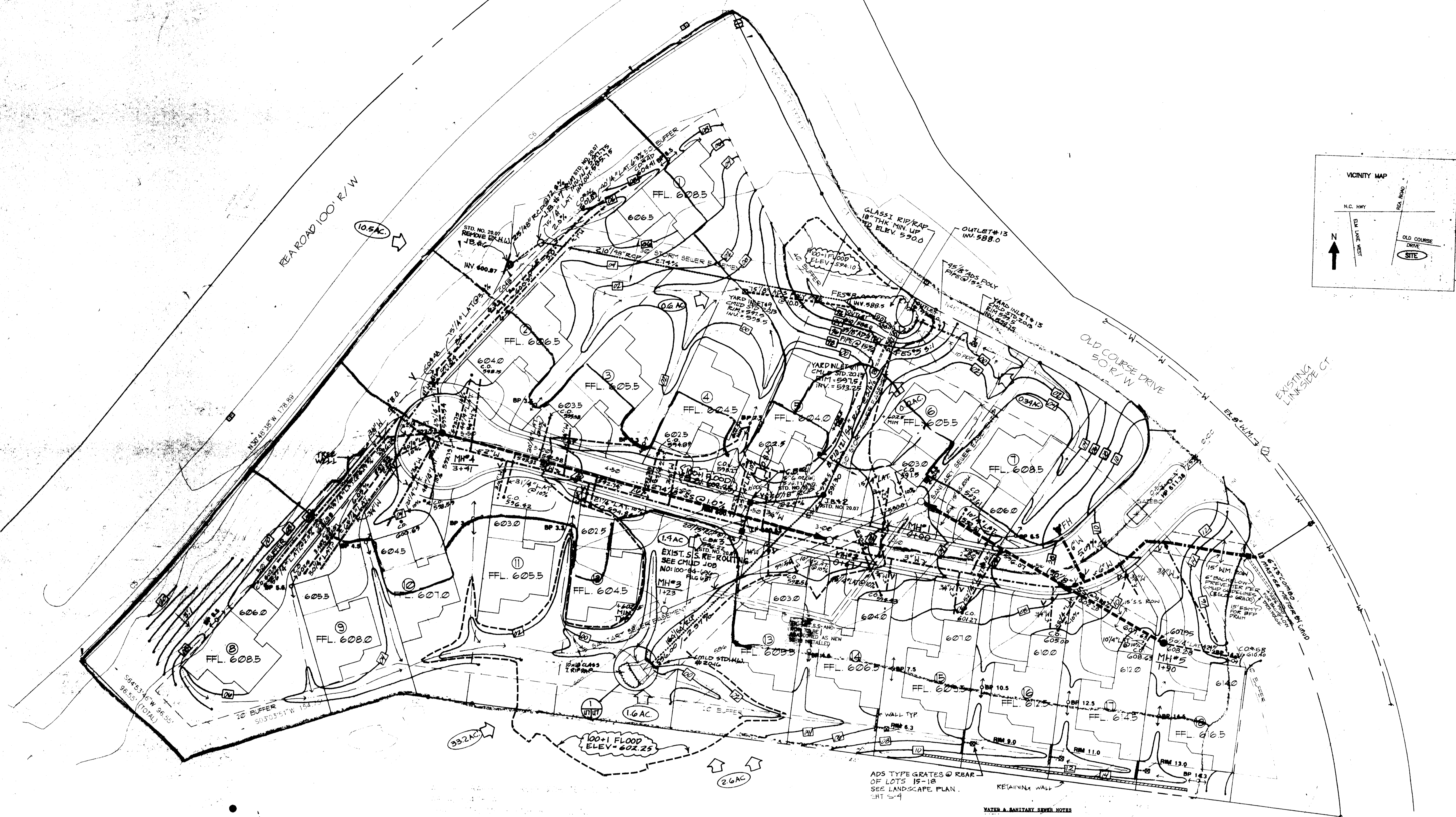


The Greens at Piper Glen

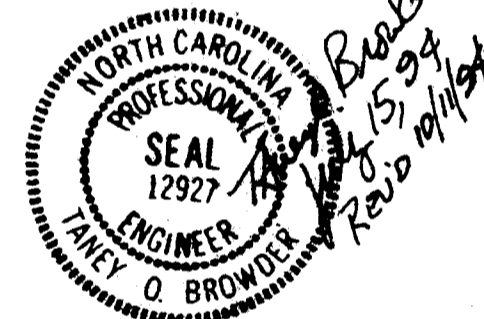
ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 8/17/95
 BY: MARTIN R. CRAMTON, JR.

PROPERTY CALLS				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
CC1	45.34	75.00	N75°50'35" E	45.34
CC2	38.85	75.00	N88°46'22" E	38.85
CC3	30.30	75.00	N88°46'22" E	30.30
CC4	386.23	375.00	N70°57'55" W	386.23
CC5	123.84	100.00	S72°54'45" W	123.84
CC6	527.54	500.00	S82°30'43" W	527.54

LINE DIRECTION DISTANCE		
L1	S27°16'22" W	31.24
L2	S27°16'39" W	17.44

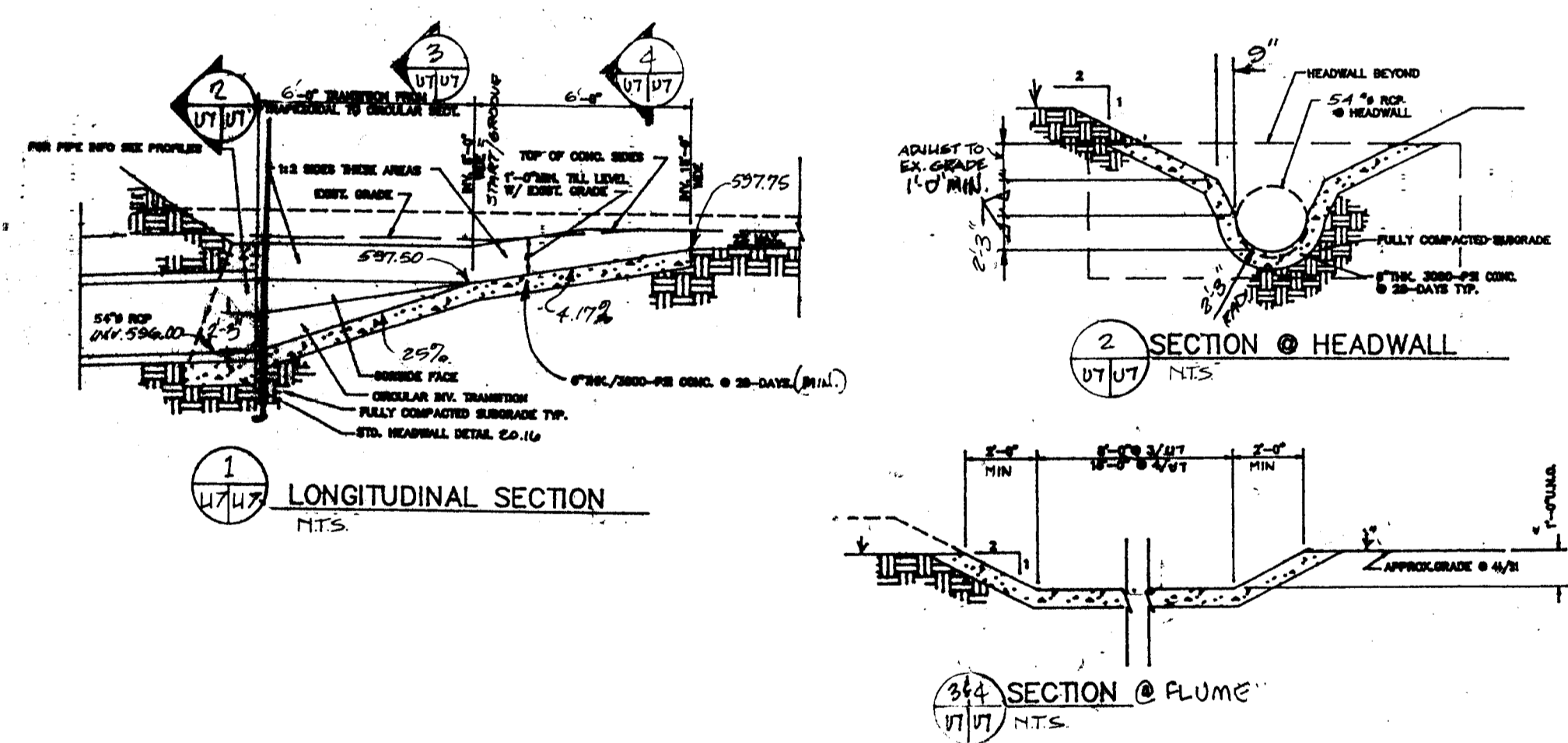


SANITARY SEWER WATER AND STORM DRAINAGE PLAN



Final Design
 JULY 18, 1994

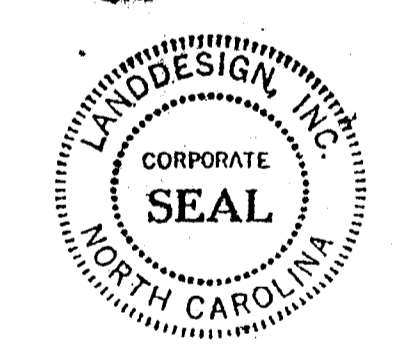
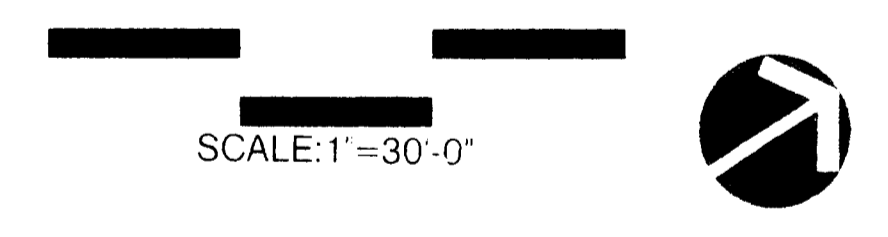
1. MAY 29, 1994 - PER ACCORDANCE & CITY ENG.
 2. MAY 13, 1994 - PER CITY ENG. REVIEW.
 3. SEPT 21, 1994 - PER CITY ENG. REVIEW.
 4. OCT 11, 1994 - PER CITY ENG. REVIEW.



- WATER & SANITARY SEWER NOTES**
- Construction of the Separate Sanitary Sewer and Private Water to be constructed in accordance with State regulations and local standards.
 - Sanitary Sewer based on 1.5 gpd/cap.
 - Sanitary Sewer Flow: 0.000 cfs.
 - Sanitary Sewer to be installed in accordance with the specifications.
 - Sanitary Sewer to have a minimum of 2'-0" cover.
 - Sanitary Sewer manholes and water mains to be laid in a separate trench from the Sanitary Sewer with at least 18" vertical separation. If site conditions preclude this horizontal separation then the water mains shall be laid in a separate trench from the Sanitary Sewer with at least 18" vertical separation. If the water mains are laid in a separate trench from the Sanitary Sewer and there is less than the required minimum 18" separation in any location, the water and sanitary sewer mains shall be separated by a concrete wall. The concrete wall shall be at least 12" thick and shall be placed on both sides of the trench. The concrete wall shall be placed on both sides of the trench. The concrete wall shall be placed on both sides of the trench.
 - At locations where the water main crosses over the Sanitary Sewer and where there is less than the required minimum 18" separation in any location, the water and sanitary sewer mains shall be separated by a concrete wall. The concrete wall shall be at least 12" thick and shall be placed on both sides of the trench. The concrete wall shall be placed on both sides of the trench.
 - Contractor to verify with the local plumbing inspection as to the requirements for pressure reducers.
 - Contractor shall read this plan in conjunction with applicable architectural, mechanical, electrical, and plumbing plans.
 - Backflow Preventer Water Mains: A backflow preventer shall be installed on all water mains. The backflow preventer shall be installed on all water mains. The backflow preventer shall be installed on all water mains.
 - State Approval and Permitting: All sanitary sewer and storm drainage plans shall be approved by the local utility authority prior to O.C. plotting order. Proper fees, drainage, must be provided. In the case of storm drainage, the local utility authority shall be notified of the proposed drainage structure or planing unit above ground, in which case freeze protection must be provided.
 - Contractor shall coordinate with the local plumbing inspection for the installation of the Sanitary Sewer, water, and water.
 - General Contractor shall provide "AS BUILT" to the Design Engineer of Sanitary Sewer & Water Systems, including: S.D. Plans, Inverts, Distances between M.H.'s, Lateral Stationing from downhill M.H. Water Main Valves, T's, etc. shall be stipulated uninterrupted from beginning of main to the end. Water Services shall be stipulated from water to water, beginning at water source.
 - General Contractor shall provide Certifications of the Pressure Tests & Chlorination Test reports stating they meet requirements resulting from specifications, including: Date, Time, Duration, & Parties Present, etc. Clearly state the tests have passed the State Standard Requirements & are acceptable for use as a potable water system.
 - Pressure tests on Sanitary Sewer M.H.'s & Water (inclusive of public mains) may be required if deemed necessary by the Engineer, and shall be provided by the O.C. at extra cost to the Owner.
 - Each lot to have private meter.

Kimberly B. Graham
 SIGNATURE, PRESIDENT, SOUTHERN DEVELOPMENT GROUP, INC.

BURNELL ASSOCIATES
 CIVIL & STRUCTURAL ENGINEERS
 302 S. 1300 E. FOURTH ST.
 CHARLOTTE, N.C. 28204-5621
 TELEPHONE: (704) 375-9638



LandDesign Inc.
 Landscape Architecture Land Planning
 Urban Design Civil Engineering

U-7

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: August 17, 1995

TO: Robert Brandon, Zoning Administrator

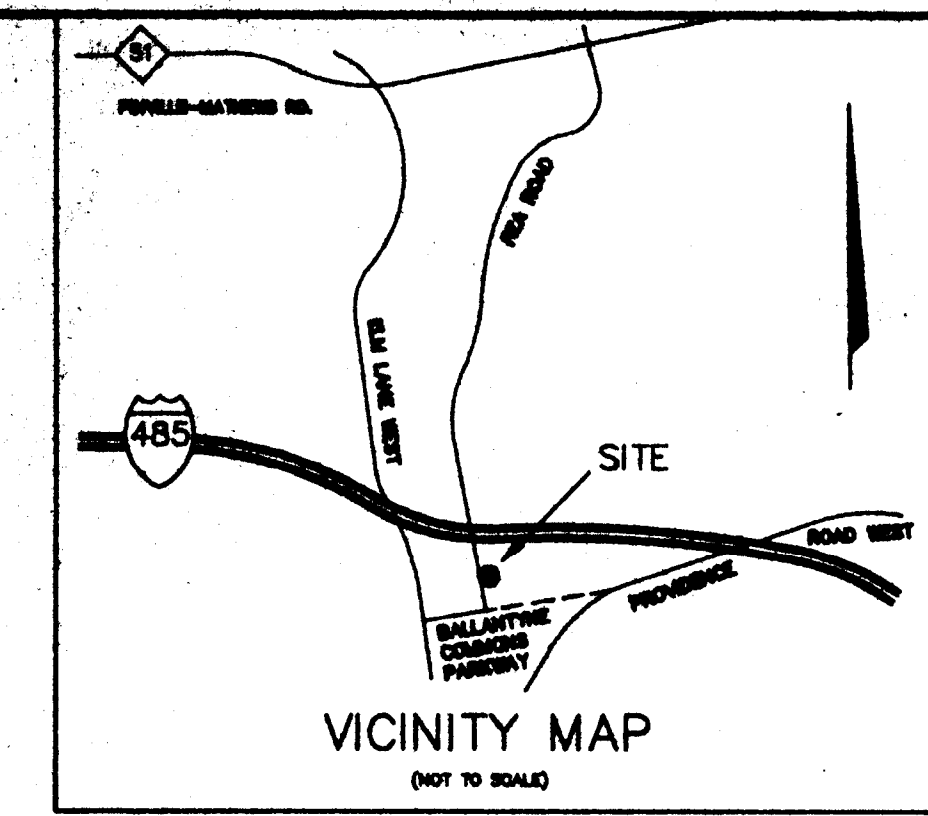
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Amendment to Rezoning Petition #89-39(c), The Greens at Piper Glen, tax parcel# 225-402-99.

Please find attached an administrative amendment to rezoning petition # 89-39(c) for the project known as The Greens at Piper Glen. This amendment is to allow the construction of a retaining wall and appropriate storm drainage catchbasins in a portion of the required buffer as shown on the attached plan due to the topography in this area. This amendment also allows for the construction of a patio for lot 18 to encroach into the buffer due to the constraint of the lot configuration. This encroachment is to be screened with a thick row of Holly bushes, 7 feet high, 6 feet center. These plantings along with the grade separation of the retaining wall should provide the necessary intent of the buffer while allowing reasonable use of this lot.

Please refer to this site plan when evaluating building permits and certificates of occupancy for this project.

PIPER STATION DRIVE



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	273.00'	248.40'	240.04'	S 03°00'45" W
C2	275.00'	154.64'	152.61'	S 4°58'52" W
C3	33.00'	51.84'	46.67'	N 75°44'42" W

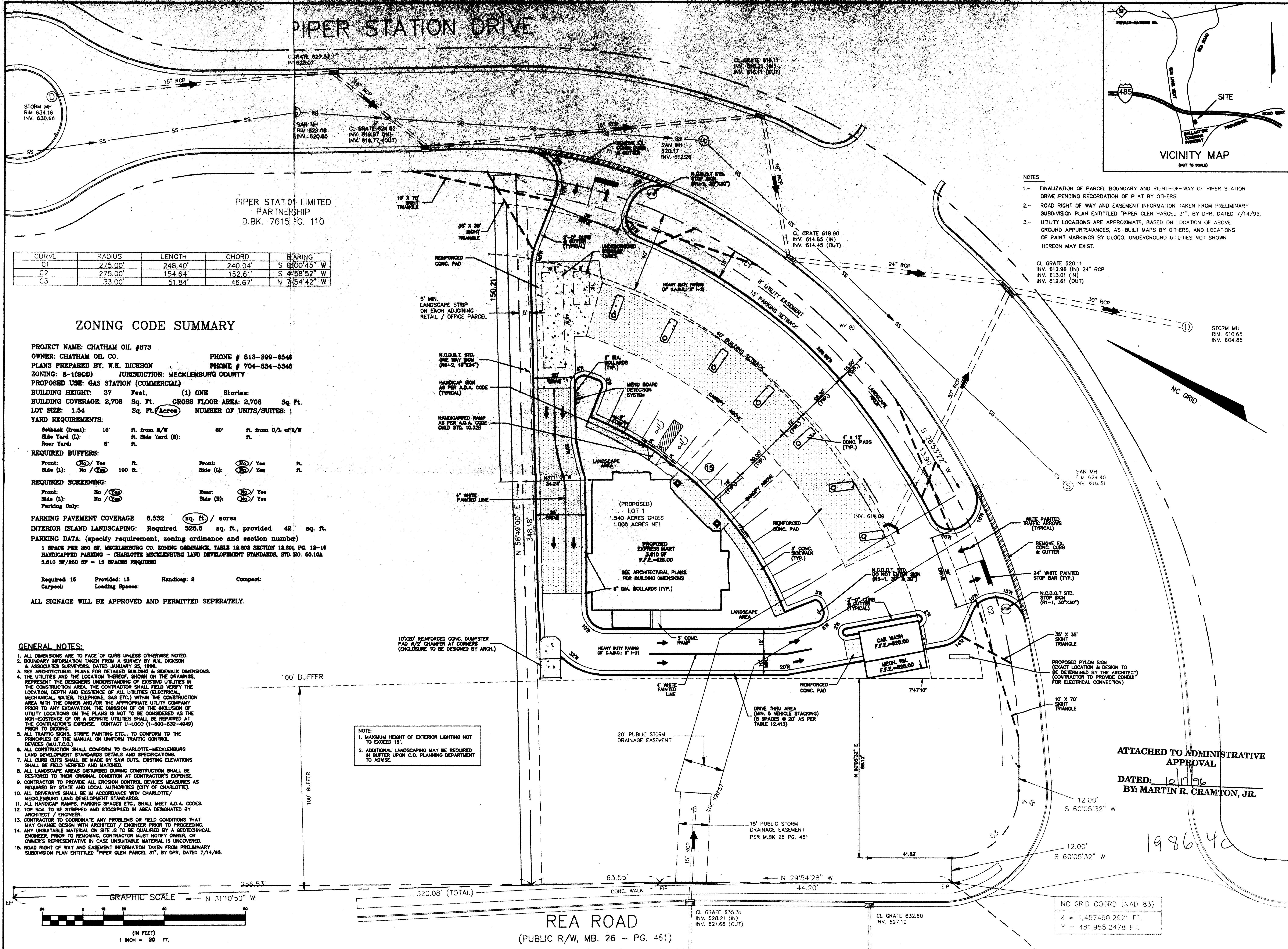
ZONING CODE SUMMARY

PROJECT NAME: CHATHAM OIL #873
OWNER: CHATHAM OIL CO. **PHONE #** 813-399-8544
PLANS PREPARED BY: W.K. DICKSON **PHONE #** 704-334-5344
ZONING: B-10(SC) **JURISDICTION:** MECKLENBURG COUNTY
PROPOSED USE: GAS STATION (COMMERCIAL)
BUILDING HEIGHT: 37 Feet. **(1) ONE** Stories:
BUILDING COVERAGE: 2,708 Sq. Ft. **GROSS FLOOR AREA:** 2,708 Sq. Ft.
LOT SIZE: 1.54 Sq. Ft./Acres **NUMBER OF UNITS/SUITES:** 1
YARD REQUIREMENTS:
 Setback (front): 15' ft. from R/W 60' ft. from C/L of R/W
 Side Yard (L): No / Yes 100 ft. Side Yard (R): No / Yes
 Rear Yard: 5' ft.
REQUIRED BUFFERS:
 Front: No / Yes
 Side (L): No / Yes 100 ft. Side (R): No / Yes
 Rear: No / Yes
REQUIRED SCREENING:
 Front: No / Yes
 Side (L): No / Yes Side (R): No / Yes
 Parking Only:
PARKING PAVEMENT COVERAGE: 6,532 sq. ft. / acres
INTERIOR ISLAND LANDSCAPING: Required 388.6 sq. ft., provided 421 sq. ft.
PARKING DATA: (specify requirement, zoning ordinance and section number)
 1 SPACE PER 200 SF, MECKLENBURG CO. ZONING ORDINANCE, TABLE 12.808 SECTION 12.804, PG. 19-19
 HANDICAPPED PARKING - CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS, STD. NO. 60.10A
 3.610 SF/200 SF = 18 SPACES REQUIRED
 Required: 18 Provided: 18 Handicap: 2 Compact:
 Carpool: Loading Spaces:
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - BOUNDARY INFORMATION TAKEN FROM A SURVEY BY W.K. DICKSON & ASSOCIATES SURVEYORS, DATED JANUARY 28, 1996.
 - SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING & SIDEWALK DIMENSIONS.
 - THE UTILITIES AND THE LOCATION THEREOF, SHOWN ON THE DRAWINGS, REPRESENT THE DESIGNER'S UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. (CONTRACT U-1400 (1-800-432-6444) PRIOR TO DIGGING.
 - ALL TRAFFIC SIGNS, STRIPE PAINTING ETC., TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
 - ALL CONSTRUCTION SHALL CONFORM TO CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS DETAILS AND SPECIFICATIONS.
 - ALL CURB CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
 - ALL LANDSCAPE AREAS DESTROYED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR TO PROVIDE ALL EROSION CONTROL DEVICES MEASURES AS REQUIRED BY STATE AND LOCAL AUTHORITIES (CITY OF CHARLOTTE).
 - ALL DRIVEWAYS SHALL BE IN ACCORDANCE WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS.
 - ALL HANDICAP RAMPS, PARKING SPACES ETC., SHALL MEET A.D.A. CODES.
 - TOP SOIL TO BE STRIPPED AND STOCKPILED IN AREA DESIGNATED BY ARCHITECT / ENGINEER.
 - CONTRACTOR TO COORDINATE ANY PROBLEMS OR FIELD CONDITIONS THAT MAY CHANGE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
 - ANY UNSUITABLE MATERIAL ON SITE IS TO BE QUALIFIED BY A GEOTECHNICAL ENGINEER. PRIOR TO REMOVING CONTRACTOR MUST NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVERED.
 - ROAD RIGHT OF WAY AND EASEMENT INFORMATION TAKEN FROM PRELIMINARY SUBDIVISION PLAN ENTITLED "PIPER GLEN PARCEL 31", BY DPR, DATED 7/14/95.

NOTE:
 1. MAXIMUM HEIGHT OF EXTERIOR LIGHTING NOT TO EXCEED 15'.
 2. ADDITIONAL LANDSCAPING MAY BE REQUIRED IN BUFFER UPON C.O. PLANNING DEPARTMENT TO ADVISE.

- NOTES:**
- FINALIZATION OF PARCEL BOUNDARY AND RIGHT-OF-WAY OF PIPER STATION DRIVE PENDING RECORDATION OF PLAT BY OTHERS.
 - ROAD RIGHT OF WAY AND EASEMENT INFORMATION TAKEN FROM PRELIMINARY SUBDIVISION PLAN ENTITLED "PIPER GLEN PARCEL 31", BY DPR, DATED 7/14/95.
 - UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AS-BUILT MAPS BY OTHERS, AND LOCATIONS OF PAINT MARKINGS BY ULOCC. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 10/17/96
BY: MARTIN R. CRAMTON, JR.

REA ROAD
 (PUBLIC R/W, MB. 26 - PG. 451)

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: October 17, 1996
FROM: Martin R. Cramton, Jr. Planning Director
TO: Robert Brandon Zoning Administrator
SUBJECT: Administrative Approval for Petition No. 89-36(c) Tax Parcel # 225-041-22 Specific Approval of Development of Parcel # 31.

Attached is a specific plan for Davenport's convenience store. This plan was approved by the Zoning Committee of the Planning Commission at its September 23rd meeting. This approval does not include approval of the signage for the building or a drive-thru window. This approval is for the "shell" only. Please use this plan when evaluating request for building permits and certificates of occupancy.

Overcash & Demmitt Architects
 277 West Third Street, Suite 2000 - Charlotte, North Carolina 28202

WK DICKSON
 Engineers
 Planners
 Surveyors
 1000 W. GARRISON AVE.
 SUITE 100
 CHARLOTTE, NC 28202
 7725

EXPRESS MART
 6200 PIPER STATION DR.
 CHARLOTTE, NORTH CAROLINA

SITE PLAN

Project: Express Mart
 Project Engineer: K.S. Caldwell
 Designed By: P. Wolden
 Drawn By: P. Wolden
 Checked By: K.S. Caldwell
 Date Drawn: SEPT. 8, 1996
 Revision:
 No. 1 Date: 10/17/96
 No. 2 Date: 10/17/96
 No. 3 Date: 10/17/96
 No. 4 Date: 10/17/96
 No. 5 Date: 10/17/96
 No. 6 Date: 10/17/96
 No. 7 Date: 10/17/96
 Issue Date: 10/17/96

Project Number: 96312-10
 Sheet: C-1