



Little & Associates
Architects

803 Westpark Drive
Charlotte, NC 28227
704-535-6300
704-533-7889 fax

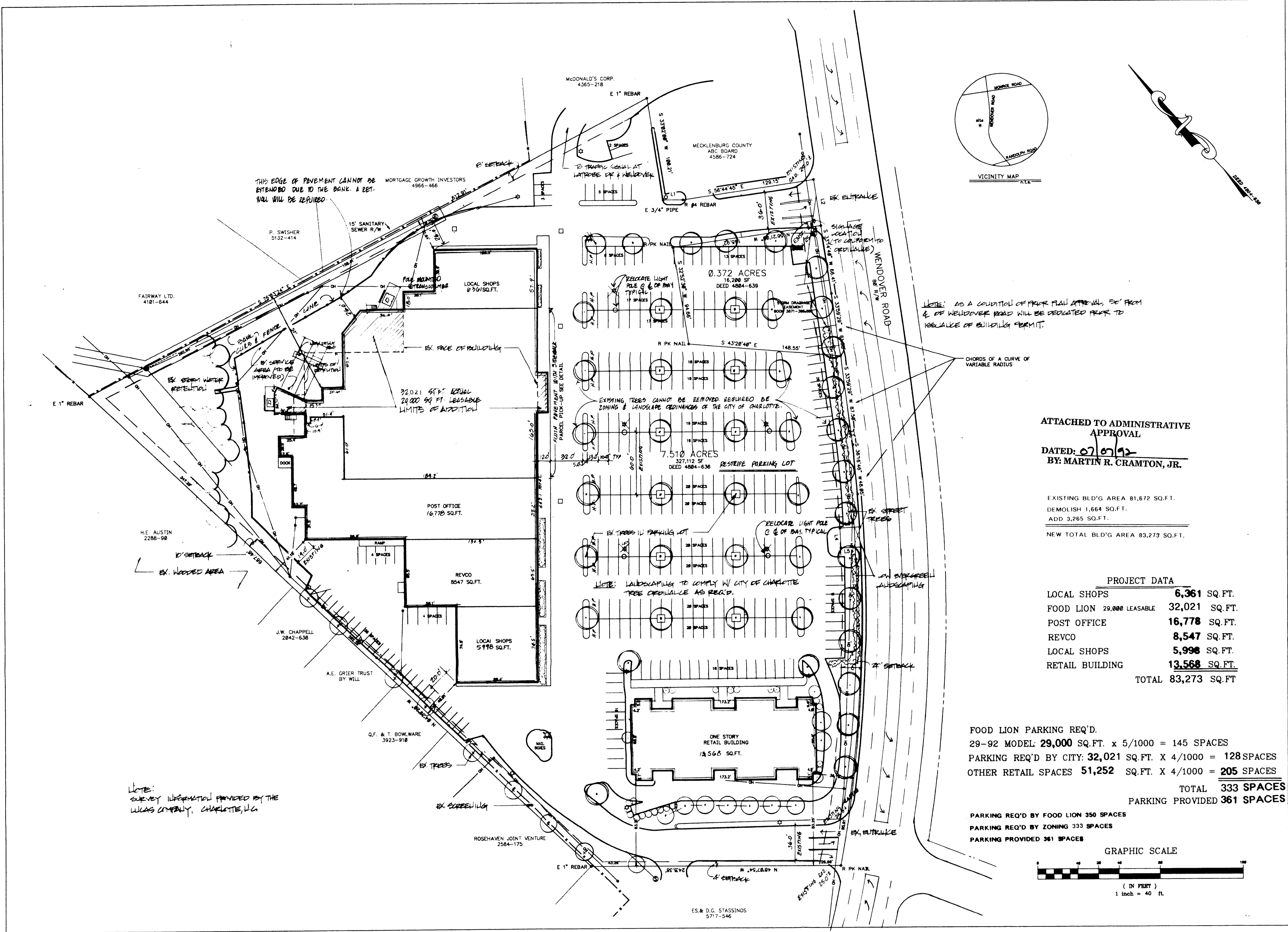
This drawing and the design shown
is the property of Little and Associates
Architects. The reproduction, copying
or other use of this drawing without
their written consent is prohibited and
any infringement will be subject to legal
action.

© 1991
Little and Associates Architects, Inc.

Project: WENDOVER PLAZA
CHARLOTTE, N.C.
Sheet Title: SITE PLAN
AMMENDMENT

V. P. in Charge
VRETTOS
Project Architect/Job Captain
ENGEL
Drawn By
ENGEL
Date Drawn
CADD Draw Name
2467.DWG
Revisions
No. 1 Date 24 JUNE 92
No. 2 Date 30 JUNE 92
No. 3 Date JULY 9 92
Issue Date 16 JUNE 92

Project Number
2467
Sheet Of
RZ-1



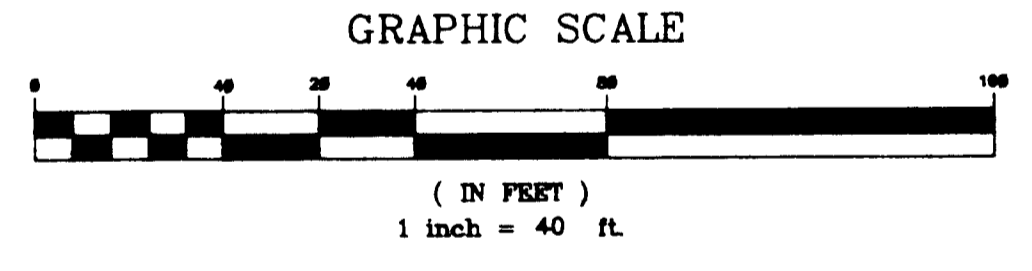
ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 07/07/92
BY: MARTIN R. CRAMTON, JR.

EXISTING BLD'G AREA 81,672 SQ.FT.
DEMOLISH 1,664 SQ.FT.
ADD 3,265 SQ.FT.
NEW TOTAL BLD'G AREA 83,273 SQ.FT.

PROJECT DATA

| | |
|---------------------------|----------------------|
| LOCAL SHOPS | 6,361 SQ.FT. |
| FOOD LION 29,000 LEASABLE | 32,021 SQ.FT. |
| POST OFFICE | 16,778 SQ.FT. |
| REVCO | 8,547 SQ.FT. |
| LOCAL SHOPS | 5,998 SQ.FT. |
| RETAIL BUILDING | 13,568 SQ.FT. |
| TOTAL | 83,273 SQ.FT. |

FOOD LION PARKING REQ'D.
29-92 MODEL: 29,000 SQ.FT. x 5/1000 = 145 SPACES
PARKING REQ'D BY CITY: 32,021 SQ.FT. x 4/1000 = 128 SPACES
OTHER RETAIL SPACES 51,252 SQ.FT. x 4/1000 = 205 SPACES
TOTAL 333 SPACES
PARKING PROVIDED 361 SPACES



CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

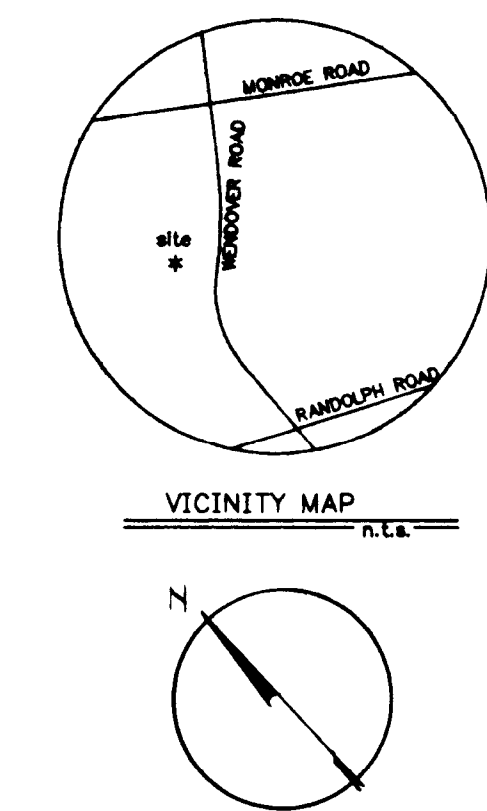
DATE: July 7, 1992
TO: Robert Brandon
Zoning Administrator
FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-56 by Wendover Shopping
Center, Tax Parcel #157-065-03, 02

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to accurately depict and list the existing square footage of the center. The site plan that was approved as part of this petition incorrectly listed the existing square footage of the center at 77,550 sq. ft. A recent as built survey of the property shows that the actual existing square footage is 82,221 sq. ft. This information is supported by the previously approved petition for this property (86-43) which showed a shopping center of approximately 82,400 square feet. The new site plan proposes a center of approximately 83,273 sq. ft. Since this new square footage does not exceed the total of the existing square footage and the proposed 2,200 sq. ft. expansion (82,221 + 2,200 = 84,421), I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjz/RM:als
Attachment

| ZONING CODE SUMMARY | |
|--|---|
| (Replaces the following data on the site plan) | |
| PROJECT NAME: | WENDOVER PLAZA |
| OWNER: | ADALEA DEVELOPMENT CO. PHONE # (704) 255-8800 |
| PLANS PREPARED BY: | LITTLE ASSOCIATES ARCHITECTS PHONE # (704) 525-8800 |
| PROJECT NO.: | MECKLENBURG |
| JURISDICTION: | CITY OF CHARLOTTE |
| BUILDING HEIGHT: | 120'0" Max. Stories: 1 |
| BUILDING COVERAGE: | 33.02% G.S. Ft. GROSS FLOOR AREA: 32,921 Sq. Ft. |
| LOT SIZE: | 1.73 A.C. (77,000) NUMBER OF UNITS/SUITS: N/A |
| YARD REQUIREMENTS: | |
| Setback (Front): | 60' Ft. From R/W. N/A Ft. From Ctl. of R/W |
| Side Yard: | 5' Ft. From R/W. 5' Ft. From Ctl. of R/W |
| Rear Yard: | N/A Ft. |
| REQUIRED BUFFERS: | |
| Front: | 0' Ft. From R/W. 0' Ft. From Ctl. of R/W |
| Side: | 0' Ft. From R/W. 0' Ft. From Ctl. of R/W |
| Rear: | 0' Ft. From R/W. 0' Ft. From Ctl. of R/W |
| REQUIRED SCREENING: | |
| Front: | 0' Ft. From R/W. 0' Ft. From Ctl. of R/W |
| Side: | 0' Ft. From R/W. 0' Ft. From Ctl. of R/W |
| Rear: | 0' Ft. From R/W. 0' Ft. From Ctl. of R/W |
| PAVEMENT COVERAGE: | 57.31% G.S. Ft. |
| PAVEMENT DATA: (Specify requirements) | |
| (Example) Gross Office Sq. Ft. 10,000 - 2000 Sq. Ft. = 10 Spaces | |
| (Example) Gross Retail Sq. Ft. 10,000 - 1000 Sq. Ft. = 20 Spaces | |
| (Example) Gross Restaurant Sq. Ft. 10,000 - 1000 Sq. Ft. = 20 Spaces | |
| (Example) Gross Other Sq. Ft. 10,000 - 1000 Sq. Ft. = 20 Spaces | |
| (Example) Gross Total Sq. Ft. 30,000 - 3000 Sq. Ft. = 60 Spaces | |
| As Per Charlotte zoning Ordinance Section 2800 | |
| Required: 33% Provision: 33% Maximum: 33% Coverage: N/A | |
| ALL CHANGES WILL BE APPROVED AND PERMITTED SEPARATELY. | |
| 7/1/97 | |



NOTE: AS A CONDITION OF FINAL PLAN APPROVAL, 50' FROM E. OF WENDOVER ROAD WILL BE DEDICATED PRIOR TO RELOCATION OF BUILDING PERMIT.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 10/13/93
 BY: MARTIN R. CRAMTON, JR.

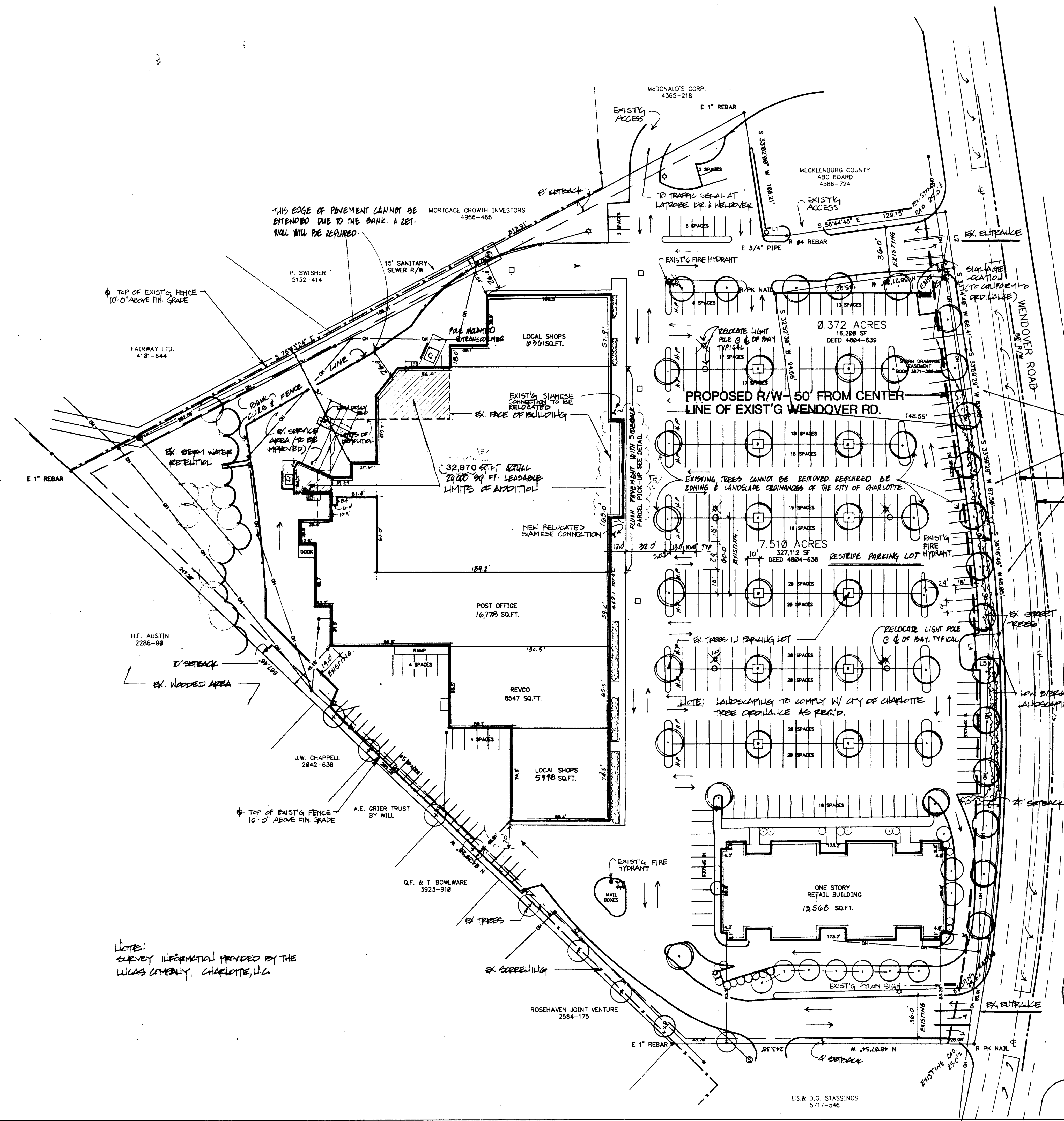
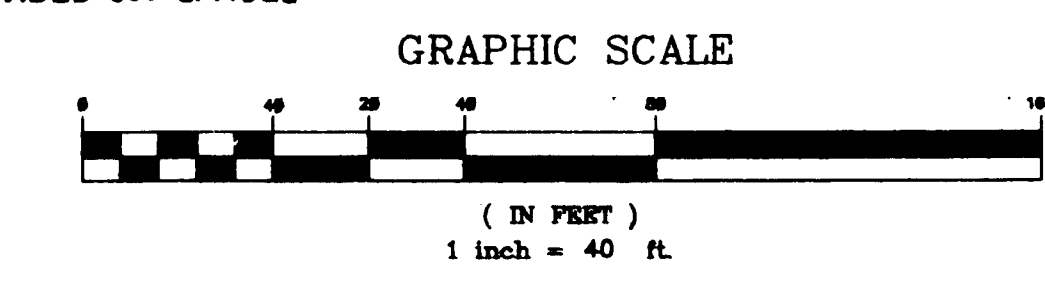
ADDRESS: 931 WENDOVER RD.

EXISTING BLD'G AREA 82,221 SQ. FT.
 DEMOLISH 1,664 SQ. FT.
 ADD 3,665 SQ. FT.
 NEW TOTAL BLD'G AREA 84,222 SQ. FT.
 TOTAL BLDG. AREA ALLOWED 84,421 SQ. FT.

| PROJECT DATA | |
|---------------------------|-----------------------|
| LOCAL SHOPS | 6,361 SQ. FT. |
| FOOD LION 29,808 LEASABLE | 32,970 SQ. FT. |
| POST OFFICE | 16,778 SQ. FT. |
| REVCO | 8,547 SQ. FT. |
| LOCAL SHOPS | 5,998 SQ. FT. |
| RETAIL BUILDING | 13,568 SQ. FT. |
| TOTAL | 84,222 SQ. FT. |

FOOD LION PARKING REQ'D.
 29-92 MODEL: 29,000 SQ. FT. x 5/1000 = 145 SPACES
 PARKING REQ'D BY CITY: 32,970 SQ. FT. x 4/1000 = 132 SPACES
 OTHER RETAIL SPACES 51,252 SQ. FT. x 4/1000 = 205 SPACES
TOTAL 337 SPACES
 PARKING PROVIDED 358 SPACES

PARKING REQ'D BY FOOD LION 350 SPACES
 PARKING REQ'D BY ZONING 337 SPACES
 PARKING PROVIDED 358 SPACES



NOTE: SURVEY INFORMATION PROVIDED BY THE WILAS COMPANY, CHARLOTTE, N.C.

CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: October 13, 1993
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Approval for petition 90-56 by Wendover Shopping Center Associates Tax Parcel #157-065-03.02

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a larger vestibule and to allow the owner to demolish the existing metal building and replace it with a conventional steel structure. The building footprint will remain the same except for the larger vestibule. The front and rear elevations will integrate into the center by using the same type of materials and colors as the existing shopping center. The new front and rear building elevations will basically be the same height as the original building.

Since these changes do not increase the total allowed square footage beyond the maximum allowed by the approved conditional plan and the yards at the exterior of the property have not been reduced I am administratively approving this revised plan. Please use this plan when evaluating request for building permits and certificates of occupancy.

Little Associates Architects
 3825 Westpark Drive
 Charlotte, NC 28217
 704-525-8800
 704-525-7888 Fax

This drawing and the design shown is the property of Little and Associates Architects. The reproduction, copying or other use of this drawing without the written consent of Little and Associates Architects is strictly prohibited.

Project: WENDOVER PLAZA
 Charlotte, N.C.
 Sheet Title: SITE PLAN AMENDMENT

| | |
|-------------------------------|------------------|
| V. P. in Charge | VRETTOS |
| Project Architect/Job Captain | ENGEL |
| Drawn By | ENGEL |
| Date Drawn | |
| CADD Dwg. Name | 2487LPI.DWG |
| Revisions | |
| No. 1 | Date: 24 JUNE 92 |
| No. 2 | Date: 30 JUNE 92 |
| No. 3 | Date: JULY 9 92 |
| No. 4 | Date: 5-12-93 |
| Issue Date | 16 JUNE 92 |

Project Number: 2467
 Sheet Of: RZ-1