

SITE DEVELOPMENT DATA:

PARCEL A AND B

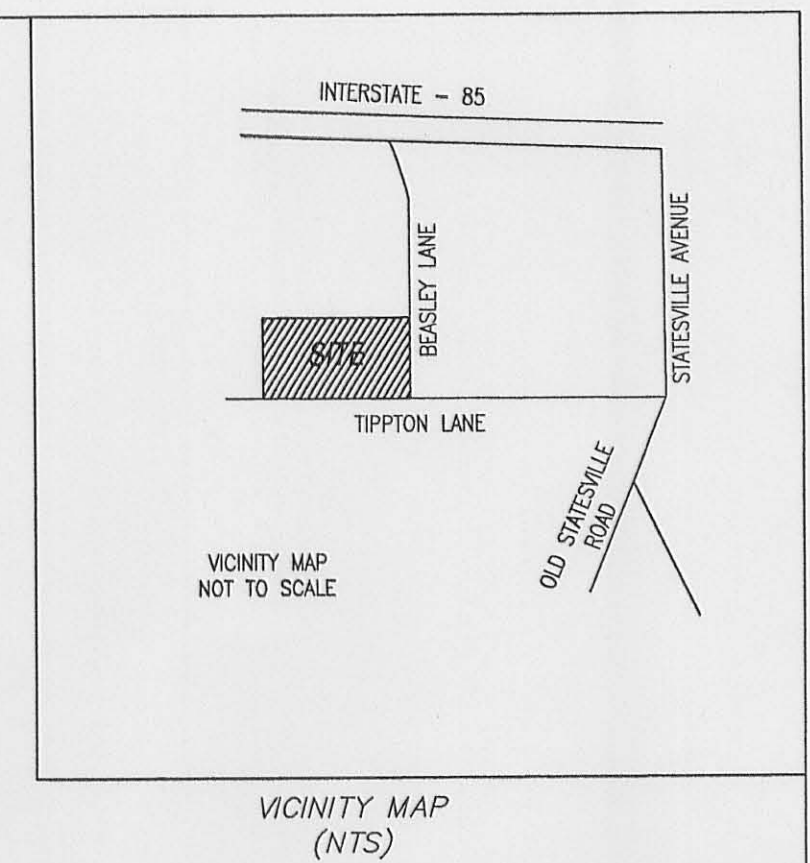
- EXISTING ZONING: H1 AND R-22MF
- PROPOSED ZONING: H(CD)
- TOTAL SITE SIZE: 4.2 ACRES
- PROPOSED USE: WHOLESALE TIRE/DISTRIBUTION *Service*
- 33,000 SQUARE FEET MAXIMUM BUILDING COVERAGE

CONDITIONAL NOTES:

- THE PROPOSED DEVELOPMENT FOR PARCEL A AND B REPRESENTS A FIRM CONCEPT OF DEVELOPMENT. HOWEVER, MINOR MODIFICATIONS AND VARIATIONS TO THE PROPOSED BUILDING SHAPE AND LAYOUT, PARKING AND CIRCULATION/LADING AREAS ARE PERMITTED. THE PARKING AND CIRCULATION LAYOUTS, MODIFICATIONS ARE PERMITTED WHICH MAY ALTER THE ARRANGEMENT OF THE PLAN. IN NO EVENT THOUGH, FOR EITHER PARCEL SHALL MINIMUM SETBACKS, YARDS OF BUFFERS BE REDUCED FROM THAT SHOWN NOR SHALL THE MAXIMUM BUILDING SQUARE FOOTAGE BE EXCEEDED.
- BOTH PARCELS SHALL COMPLY WITH ALL REGULATORY STANDARDS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING, LAND-SCAPING/BUFFERS AND STORM WATER MANAGEMENT AS WELL AS THE CHARLOTTE TREE ORDINANCE.
- DRIVEWAY ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. MINOR SHIFTS IN THE LOCATIONS FROM THAT DEPICTED MAY OCCUR DEPENDING UPON FINAL TENANT NEEDS AND/OR REGULATORY REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CHARLOTTE FIRE DEVELOPMENT/FIRE PREVENTION CODE.

NOTES:

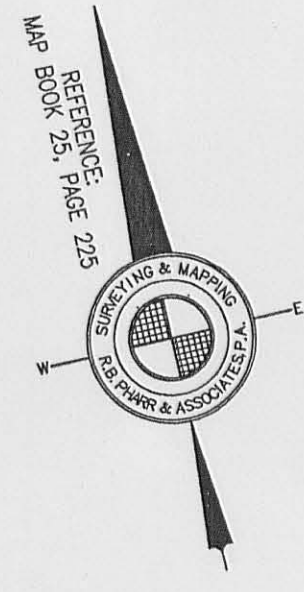
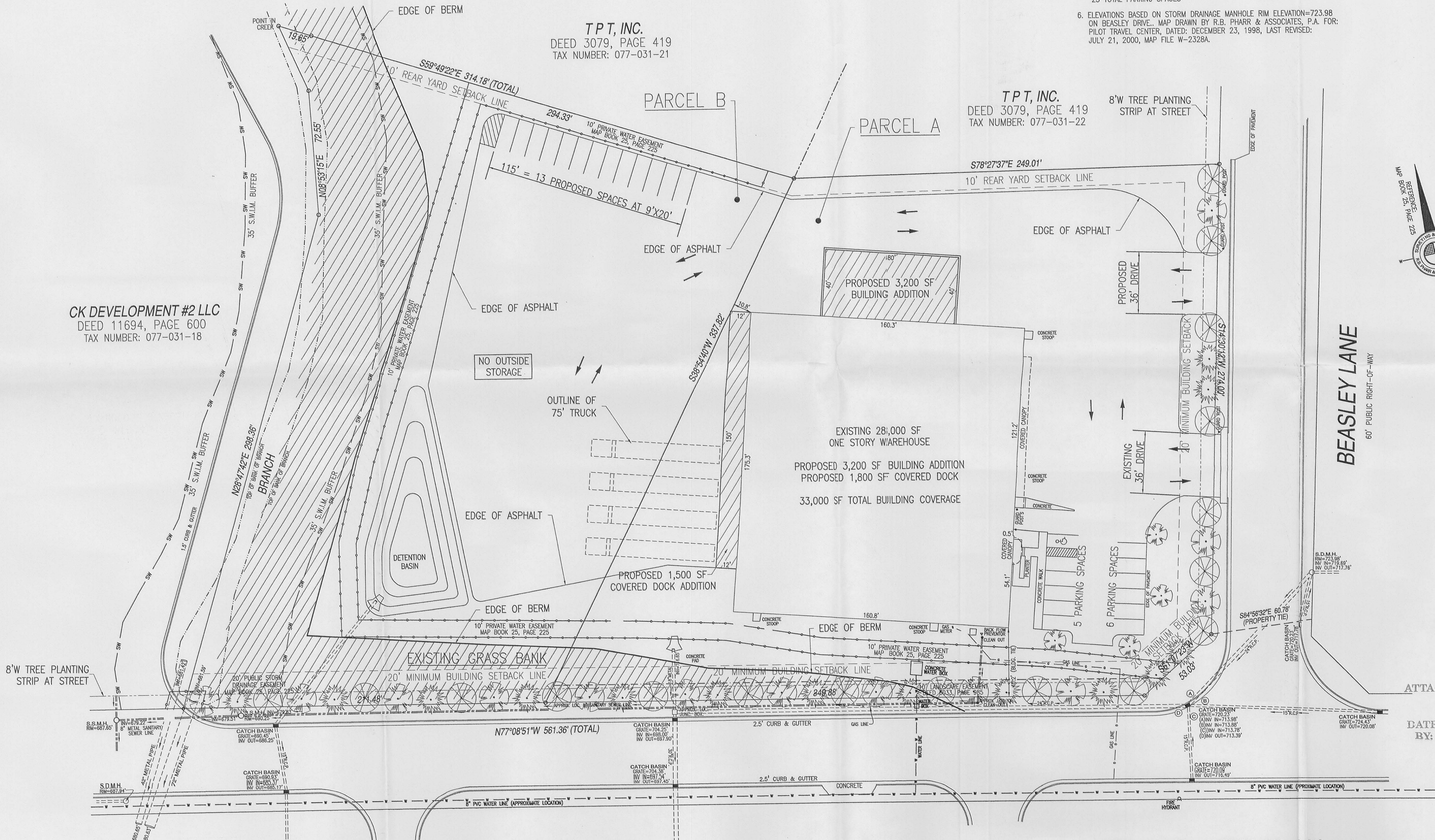
- SUBJECT PROPERTY ZONED: I-1 (CD) PER REZONING PETITION #
- MIN. SIDEYARD SETBACK(NONE REQUIRED), MIN. 5 FEET WHERE MIN REAR SETBACK.....10'
- MAXIMUM HEIGHT RESTRICTION 40'
- NO N.C.G.S. MONUMENT LIES WITHIN 2,000'
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY
- PARKING SPACES:
 - 24 REGULAR PARKING SPACES
 - ±1 HANDICAP PARKING SPACE
 - 25 TOTAL PARKING SPACES
- ELEVATIONS BASED ON STORM DRAINAGE MANHOLE RIM ELEVATION=723.98 ON BEASLEY DRIVE.. MAP DRAWN BY R.B. PHARR & ASSOCIATES, P.A. FOR: PILOT TRAVEL CENTER, DATED: DECEMBER 23, 1998, LAST REVISED: JULY 21, 2000, MAP FILE W-2328A.



CK DEVELOPMENT #2 LLC
DEED 11694, PAGE 600
TAX NUMBER: 077-031-18

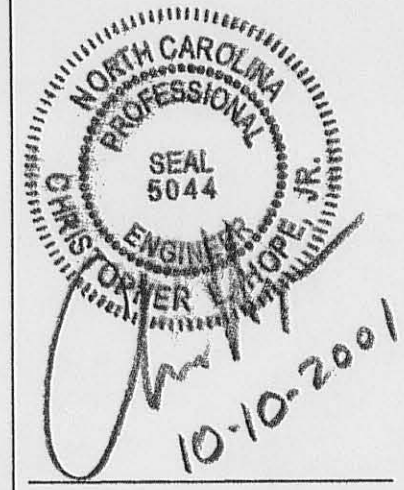
TPT, INC.
DEED 3079, PAGE 419
TAX NUMBER: 077-031-21

TPT, INC.
DEED 3079, PAGE 419
TAX NUMBER: 077-031-22



PROPOSED BUILDING FOR:

TIRE CENTER, INC.
TIPTON DRIVE
CHARLOTTE, NORTH CAROLINA

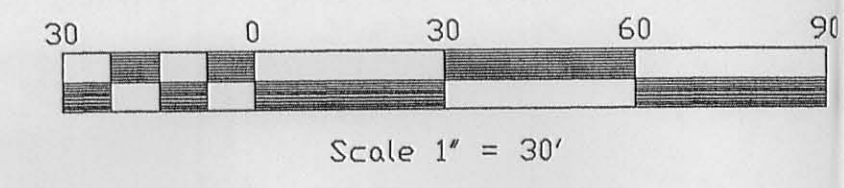


Bids Due	
Set No.	
Revisions	
Scale	NOTED
Drawn By	CTC
Checked By	CLH
Date	9/27/01
Job No.	18801

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: October 15, 2001
BY: MARTIN A. HARRISON, JR.

92-39

PROPOSED SITE PLAN



TIPTON DRIVE
60' PUBLIC RIGHT-OF-WAY

SP-1
OF 2

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500