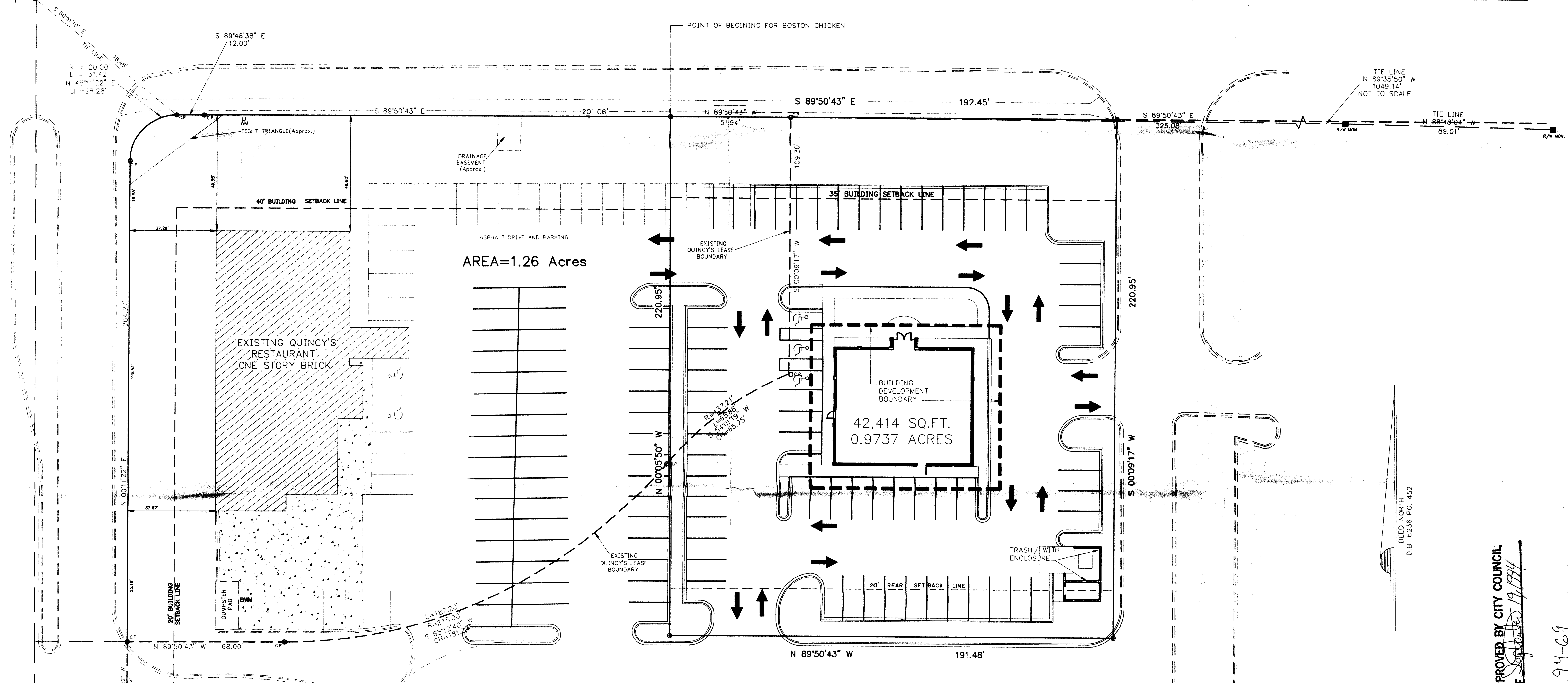


TAX PARCEL NUMBER 209-243-02
 ARMY CONSTRUCTION COMPANY
 7201 HAMILTON BOULEVARD
 ALLENTOWN, PA 18195

N.C. HIGHWAY NO. 51 PINEVILLE - MATTHEWS ROAD

100' PUBLIC R/W

P.K. NAIL C/L INTERSECTION
 B.M. ELEV. = 572.00'
 SEE NOTE # 1



CARMEL COMMONS BLVD.
 VARIABLE WIDTH R/W

AREA=1.26 Acres

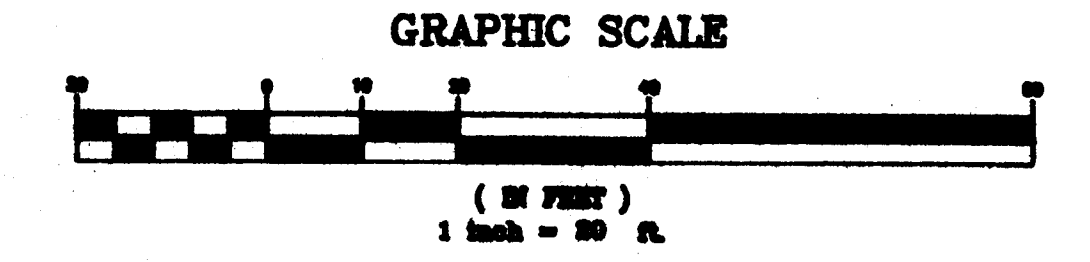
42,414 SQ.FT.
 0.9737 ACRES

BOUNDARY DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG AND STATE OF NORTH CAROLINA BEING PART OF LANDS CONVEYED TO CHARLOTTE CAPITAL PARTNERS BY A DEED RECORDED IN THE MECKLENBURG COUNTY REGISTRY OFFICE IN DEED BOOK AT PAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF N.C. HIGHWAY 51, S.K.K., PINEVILLE-MATTHEWS ROAD, SAID POINT BEING LOCATED ALONG SAID RIGHT-OF-WAY BOUNDARY FROM THE INTERSECTION POINT OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF CARMEL COMMONS BOULEVARD WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID N.C. HIGHWAY 51 THE FOLLOWING TWO (2) COURSES:
 1.) S.89°36'38"E. A DISTANCE OF 12.00 FEET;
 2.) S.89°50'43"E. A DISTANCE OF 201.06 FEET;
 RUNNING THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY S.89°50'43"E. A DISTANCE OF 192.45 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY ON NEW LINES THROUGH SAID LANDS OF CHARLOTTE CAPITAL PARTNERS THE FOLLOWING THREE COURSES:
 1.) S.00°09'17"W. A DISTANCE OF 220.95 FEET TO A POINT;
 2.) N.89°50'43"W. A DISTANCE OF 191.48 FEET TO A POINT;
 3.) N.00°05'50"W. A DISTANCE OF 220.95 FEET TO THE POINT OF BEGINNING CONTAINING 0.9737 ACRES OR 42,414 SQUARE FEET OF LAND, MORE OR LESS.
 SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

TAX PARCEL NUMBER 222-441-02
 CHARLOTTE CAPITAL PARTNERS
 901 SOUTH KINGS DRIVE
 SUITE 100
 CHARLOTTE, NC 28204

BASE DATA	
SITE SIZE:	.95 ACRES
EXISTING ZONING:	B-1 (CD)
PROPOSED ZONING:	B-1 (CD)
PROPOSED USE:	RESTAURANT AND OTHER B-1 USES
MAXIMUM BUILDING AREA:	3,500 SQUARE FEET

- DEVELOPMENT NOTES**
- THIS PLAN PRESENTS A FIRM PLAN OF DEVELOPMENT WITH MINOR ADJUSTMENT TO THE BUILDING LOCATION WITHIN THE DEVELOPMENT BOUNDARY ALLOWED. IN ADDITION MINOR ADJUSTMENT TO THE PARKING/CIRCULATION PATTERNS MAY OCCUR.
 - PROVISIONS FOR SCREENING SHALL BE MET AS PRESCRIBED IN SECTION 12.303 OF THE ZONING ORDINANCE.
 - IF REQUIRED, STORMWATER CONTROL SHALL BE DESIGNED TO MANAGE WATER GENERATED ON-SITE IN ACCORDANCE WITH ORDINANCE STANDARDS.
 - THE SITE SHALL BE DEVELOPED TO MEET CHARLOTTE TREE ORDINANCE REQUIREMENTS.
 - SIGNAGE SHALL BE INSTALLED TO MEET SIGN ORDINANCE REQUIREMENTS. ANY DETACHED SIGN SHALL BE A MONUMENT TYPE.
 - THE BUILDING SHALL BE PRIMARILY OF BRICK CONSTRUCTION WITH THE BRICK COLOR TO MATCH THOSE USED IN THE EXISTING SHOPPING CENTER.



APPROVED BY CITY COUNCIL
 DATE: 11/19/94

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JMA
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 Consulting Engineers
 565 N. Park St.
 901 Bldg. North Carolina 28134
 Pineville, NC 28134
 (704) 889-9200

Project: 0.95 AC SITE
 N.C. HIGHWAY 51 AT CARMEL ROAD
 Sheet Title: PROPOSED REZONING PLAN

Engineer: JAMES MCGOVERN
 Drawn By:
 Date: MAY 1, 1994

Revisions

No.	Date	Description
1	6-20-94	

Project Number:
 Sheet of: