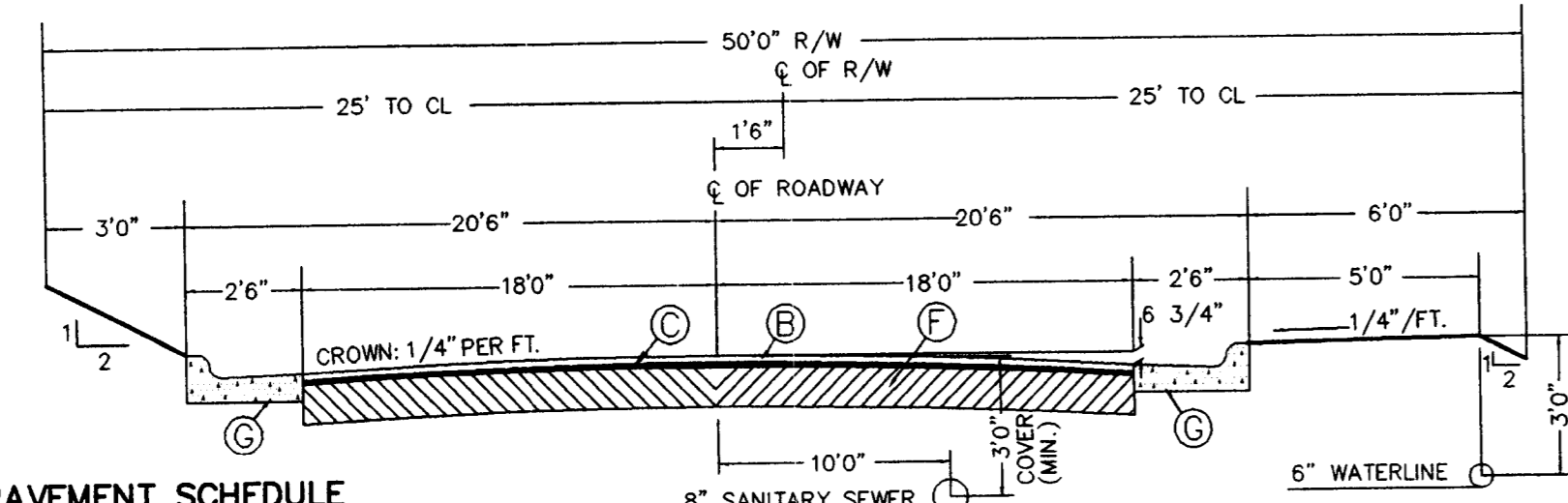


GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION PROVIDED BY STEPHEN B. MULLINS AND ASSOC., P.A., CHARLOTTE, NORTH CAROLINA, (704) 563-0866
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- REQUIRED PARKING AND LAYOUT SHALL BE IN ACCORDANCE WITH CITY ZONING REGULATIONS.
- REZONING PLAN SHALL COMPLY WITH CITY TREE ORDINANCE.
- REZONING PLAN SHALL COMPLY WITH SECTION 12.302 OF THE CITY ZONING CODE (BUFFERS).
- REZONING DRIVEWAY ENTRANCES SHALL CONFORM TO CITY DRIVEWAY REGULATIONS.
- REZONING PLAN SHALL COMPLY WITH ALL APPLICABLE CITY ORDINANCES.
- CLASS "A" BUFFER REQUIRES 9 TREES AND 60 SHRUBS PER EVERY 100 FEET OF BUFFER AREA.
- CLASS "C" BUFFER REQUIRES 4 TREES AND 20 SHRUBS PER EVERY 100 FEET OF BUFFER AREA.
- 25% OF BUFFER TREES SHALL BE EVERGREEN.
- MINIMUM TREE SIZE IS 2-INCH CALIPER, 8-FEET TALL, MULTI-TRUNK PLANTS MUST BE IN TREE FORM, MAXIMUM OF 3 TRUNKS AND 8-12 FEET TALL.
- ALL SCREENING SHALL BE IN ACCORDANCE WITH SECTION 12.303 IN THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL SHRUBS USED FOR SCREENING MUST BE 2 1/2' TALL(MIN.) AND 5.0' O.C.(MAX.) AS PER 12.303.
- PETITIONER AGREES TO DEDICATE A 20' STRIP OF LAND FROM STATESVILLE ROAD FOR A DISTANCE OF 312.23' PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- PETITIONER AGREES TO BUILD A NEW ROAD WITHIN THE 50' RIGHT OF WAY FORMED FROM THE EXISTING 30' RIGHT OF WAY AND THE DEDICATED 20' STRIP OF LAND FROM STATESVILLE ROAD TO THE EXISTING PROPERTY LINE.
- PETITIONER AGREES TO APPLY FOR A SUBDIVISION VARIANCE TO REDUCE THE RIGHT OF WAY ON THE NEW COMMERCIAL STREET FROM THE REQUIRED STANDARD OF 60'0" TO 50'0" RIGHT OF WAY.
- THERE SHALL NOT BE ANY LIGHTING ON THE RESIDENTIAL SIDE OF THE BUILDING.
- THE MAXIMUM HEIGHT OF LIGHT POLES SHALL BE 20' FROM THE BASE.
- ONE TIME INCREASE IN BUILDING SQUARE FOOTAGE - 1,000 SF ADMINISTRATIVE.
- BUFFER REDUCTION ALONG WESTERN PROPERTY LINE, CAUSED BY CHANGE IN ZONING FROM R-3 TO I-1(CD).

PAVEMENT SCHEDULE
 (B) 2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE I-2
 (C) 2" BITUMINOUS CONCRETE BINDER COURSE, TYPE H
 (F) 10" COMPACTED AGGREGATE BASE COURSE, OR
 (S) BITUMINOUS CONCRETE BASE COURSE, TYPE HB
 (G) 2" CONCRETE CURB AND GUTTER



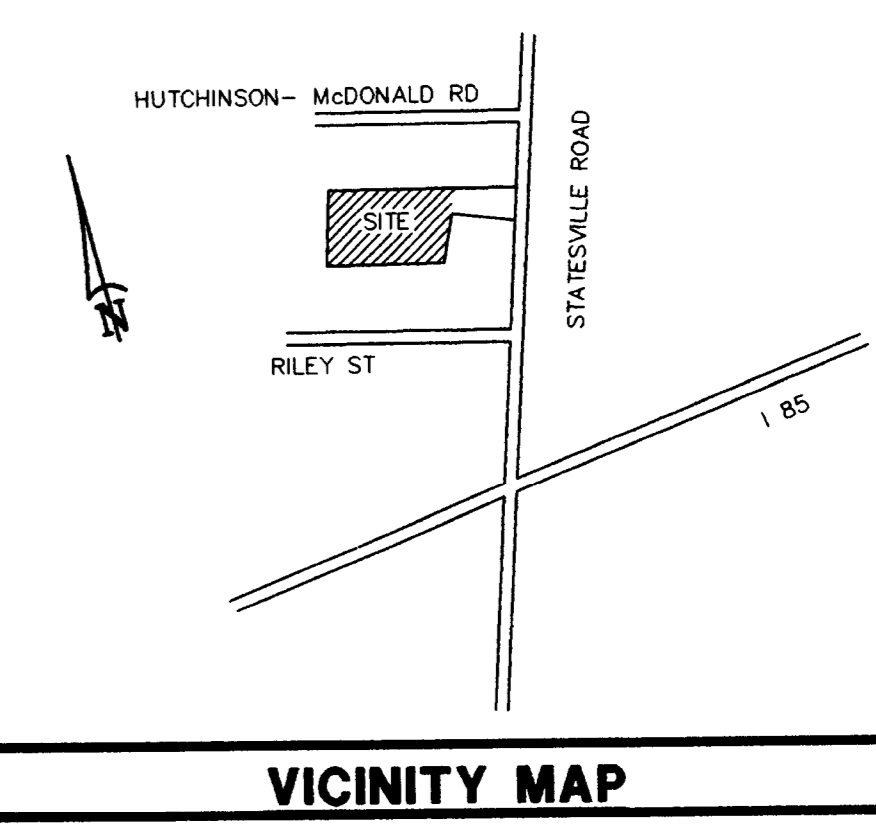
COMMERCIAL - INDUSTRIAL STREET

BUILDING DATA:

- A. DESIGN CRITERIA**
 WIND LOAD - 80 MPH
 LIVE LOAD - 20 PSF
 DEAD LOAD - 25 PSF
 ASSUMED SOIL BEARING - 3000 PSF
 SEISMIC ZONE - 2
- B. BUILDING REQUIREMENTS:**
 BUILDING AREA - 27,007 SQ. FT.
 BUILDING HEIGHT - 16 FT.
 NO. OF STORES - 1
 CONSTRUCTION TYPE - NO
 OCCUPANCY - OFFICE/WAREHOUSE
 EXISTING - R-4 TO BE CHANGED TO I-1(CD)
 TAX PARCEL No.: 041-071-04
- C. ZONING:**
 EXISTING - R-4 TO BE CHANGED TO I-1(CD)
 TAX PARCEL No.: 041-071-04
- D. TAX PARCEL No.:**
 041-071-04
- E. PARKING REQUIREMENTS:**
 PARKING SPACE - 9'X19'
 HANDICAPPED SPACE - 13'X19'
 PARKING PROVIDED - 28
 PARKING REQUIRED - 44
 HANDICAP SPACE REQUIRED - 2
 HANDICAP SPACE PROVIDED - 2
- F. SETBACK REQUIREMENTS:**
 FRONT SETBACK - 20
 SIDE YARD - 4
 REAR YARD - 10
- G. TREE REQUIREMENTS:**
 PERMETER TREES - 6 REQUIRED
 INTERNAL TREES - 3 REQUIRED
- H. EXIST. IMPERVIOUS AREA:**
 EXIST. IMPERVIOUS AREA - 0.50 SQ. FT.
 FUTURE IMPERVIOUS - 41,887.74 SQ. FT.
 GREEN AREA - 58,389.47 SQ. FT.
 TOTAL AREA - 100,277.21 SQ. FT.

LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED AT THE SOUTHEAST INTERSECTION OF STATESVILLE ROAD AND GREENWOOD AVENUE, HENCE TRAVELLING N 88°45'00" W FOR A DISTANCE OF 312.23' TO THE POINT OF BEGINNING, HENCE TRAVELLING S 01°15'00" W FOR A DISTANCE OF 48.55' TO THE POINT OF BEGINNING, HENCE TRAVELLING S 01°15'00" W FOR A DISTANCE OF 273.05' FROM THIS POINT, HENCE CONTINUING ALONG S 01°15'00" W FOR A DISTANCE OF 273.05' HENCE N 79°31'13" W FOR A DISTANCE OF 255.25', HENCE N 01°36'19" E FOR A DISTANCE OF 252.20', HENCE S 88°45'00" E FOR A DISTANCE OF 255.83', HENCE TO A CURVE TO THE RIGHT WITH A RADIUS OF 50', AN ARC LENGTH OF 105.50' WITH A CHORD BEARING OF S 35°39'59" E, WITH A LENGTH OF 86.99', BACK TO THE POINT OF BEGINNING. THIS AREA CONTAINS 2.17 AC.

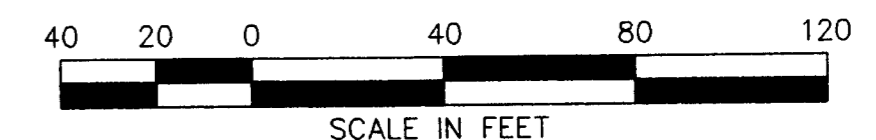


OWNER: GREG FINNICAN
 4525 HEDGEMORE DRIVE
 CHARLOTTE, N.C. 28209
 ZONED: I-1(CD)

ACRES: TOTAL ACRES = 2.30 AC.

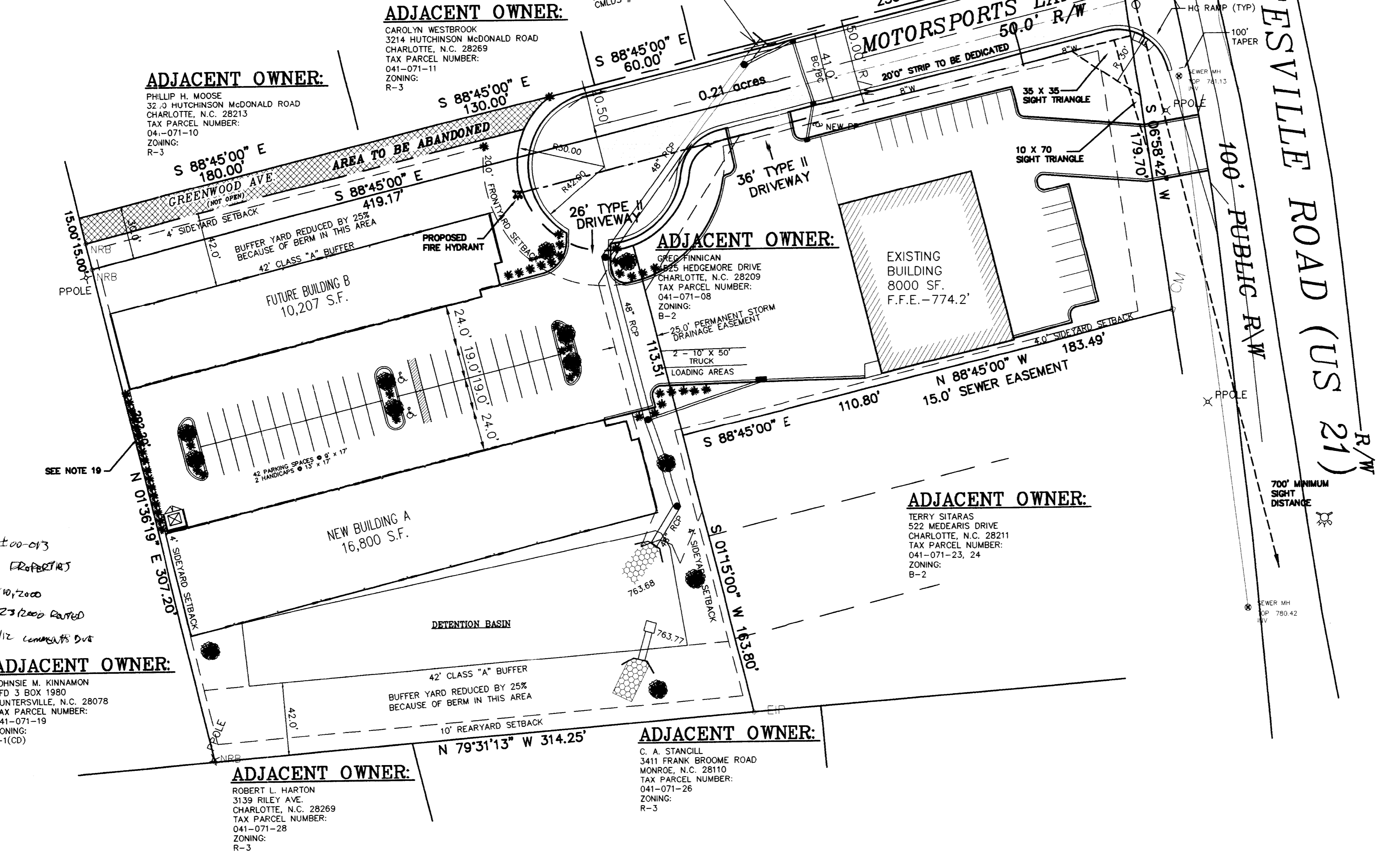
PARKING CALCULATIONS

- A. OFFICE AREA:** 9,002.00 SF. 23 SPACES REQUIRED
B. WAREHOUSE AREA: 18,005.00 SF. 5 SPACES REQUIRED
 THEREFORE 28 SPACES ARE REQUIRED



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR LINES
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SETBACK
---	---	ELEVATIONS
---	---	SILT FENCE
---	---	CONSTRUCTION ENTRANCE
---	---	DETENTION AREA
---	---	SEWAGE
---	---	WATER LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	CURB INLET
---	---	MANHOLE
---	---	JUNCTION BOX
---	---	YARD INLET
---	---	DROP INLET
---	---	POWER POLE
---	---	PIPE
---	---	FIRE HYDRANT
---	---	DIVERSION DITCH
---	---	LARGE MATURING TREE LIST PER CITY APPROVED TREE LIST (OAK)
---	---	SMALL MATURING TREE LIST PER CITY APPROVED TREE LIST
---	---	TREE
---	---	TREE PROTECTION
---	---	BUILDING
---	---	CURB & GUTTER
---	---	SWALE
---	---	OVERHEAD ELECTRIC
---	---	CREEK



11-00-013
 FC PROPOSED
 MAY 10, 2000
 MAY 23, 2000 REVISED
 G.L.C. COMMENTS DVT

ADJACENT OWNER:
 JENNIFER M. KINNAMON
 RFD 3 BOX 1980
 HUNTERSVILLE, N.C. 28078
 TAX PARCEL NUMBER:
 041-071-19
 ZONING:
 I-1(CD)

ADJACENT OWNER:
 ROBERT L. HARTON
 3139 RILEY AVE.
 CHARLOTTE, N.C. 28269
 TAX PARCEL NUMBER:
 041-071-28
 ZONING:
 R-3

ADJACENT OWNER:
 C. A. STANCLILL
 3411 FRANK BROOME ROAD
 MONROE, N.C. 28110
 TAX PARCEL NUMBER:
 041-071-26
 ZONING:
 R-3

ADJACENT OWNER:
 TERRY SITARAS
 522 MEDEARIS DRIVE
 CHARLOTTE, N.C. 28211
 TAX PARCEL NUMBER:
 041-071-23, 24
 ZONING:
 B-2

ADJACENT OWNER:
 GREG FINNICAN
 4525 HEDGEMORE DRIVE
 CHARLOTTE, N.C. 28209
 TAX PARCEL NUMBER:
 041-071-08
 ZONING:
 B-2

ADJACENT OWNER:
 PAUL J. MCGEE
 2614 MIRANDA ROAD
 CHARLOTTE, N.C. 28216
 TAX PARCEL NUMBER:
 041-071-13
 ZONING:
 R-3

ADJACENT OWNER:
 MINNIE GILBERT KINNEY
 2905 CINDY LANE
 CHARLOTTE, N.C. 28216
 TAX PARCEL NUMBER:
 041-071-12
 ZONING:
 R-3

ADJACENT OWNER:
 CAROLYN WESTBROOK
 3214 HUTCHINSON McDONALD ROAD
 CHARLOTTE, N.C. 28269
 TAX PARCEL NUMBER:
 041-071-11
 ZONING:
 R-3

ADJACENT OWNER:
 PHILIP H. WOODSE
 32 J HUTCHINSON McDONALD ROAD
 CHARLOTTE, N.C. 28213
 TAX PARCEL NUMBER:
 04-071-10
 ZONING:
 R-3

CHARLOTTE - MECKLENBURG PLANNING COMMISSION INTER - OFFICE COMMUNICATION

DATE: August 14, 1998

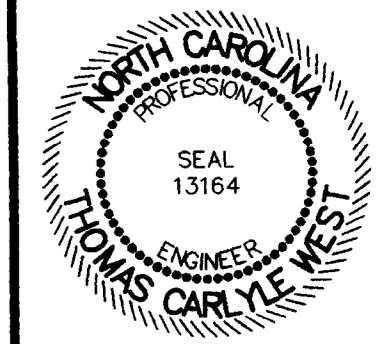
TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 95-23 by Greg Finnican Tax parcel 041-071-09.

Attached is a revised plan for the above petition indicating a one time 1,000 square foot increase in the allowable building area to increase the maximum allowable square footage to 27,007 square feet. The plan also shows the elimination of the buffer on the western property line since the adjoining property has been rezoned to I-1(CD). Since these changes are minor, I am administratively approving this attached plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

REZONING PETITION 95-23
 FROM R-4 TO I-1(CD)
 GREENWOOD AVENUE
 CHARLOTTE, NORTH CAROLINA



941012

DATE: 12/20/94

DRAWN BY: MEC

DESIGN BY: TCW

CHECKED BY: TCW

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C-1

REV 03 05/13/98 REVISED BUILDING NOTES
 REV 02 05/11/98 ADMINISTRATIVE CHANGE
 REV 01 02/20/95 GENERAL REVISIONS