

REVISIONS:
 04 ISSUED FOR APPROVALS 2-23-96
 REVISED REZONING 0-1(CD) 6-10-96
 0-3(CD) TO ADD LOT STAIRS
 1 SETBACKS

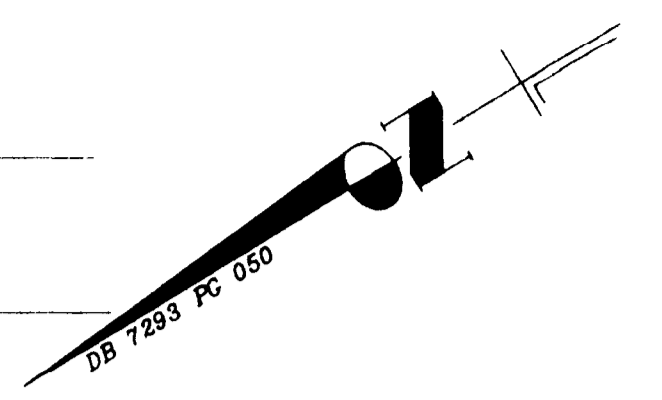
2-22-96
[Signature]

Drawn by: D.B.G.
 Approved by: F.I.G.
 Date: 2/23/96
 Job name: centzone

Scale: 1"=30' (H) (S)

Sheet No. 1 of 1

W.T. HARRIS BLVD. (200' R/W)



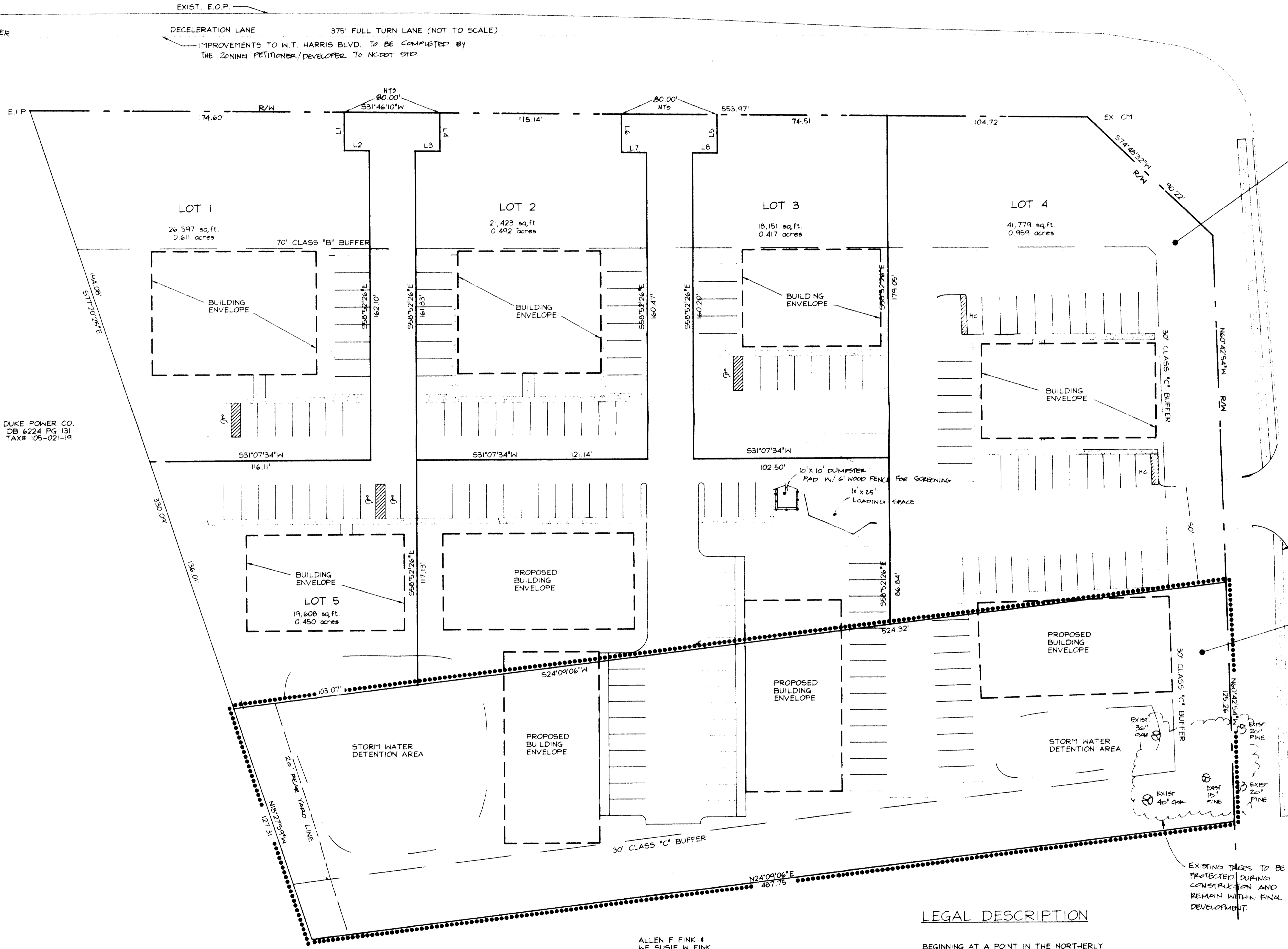
APPROVED BY COUNTY COMMISSION
 DATE July 2, 1996
 96-760

- SITE PLAN REVISION NOTES:**
1. SITE DATA:
 SITE AREA: 3.62 AC.
 PROPOSED USE: OFFICE
 APPROX. OPEN SPACE: 1.7 AC.
 (EXIST. ZONING: 0-3(CD) AS PER 92-26(C) APPROVED JAN 19, 1993)
 MIN. LOT AREA: 15,000 SF PROPOSED ZONING: 0-1(CD)
 MIN. LOT WIDTH: 50' FRONT SETBACK: 20'
 SIDE YARD: 10' REAR YARD: 20'
 MAX HEIGHT: 40'
 2. AREAS SHOWN AS BUFFERS SHALL BE A CLASSIC B OR C BUFFER PER PLAN AND ZONING ORDINANCE, EXCEPT WHERE NECESSARY FOR UTILITY LINES AND ACCESS ROAD
 3. ALL ROADWAY IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH THE STANDARDS OF NCDOT AND THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
 4. ALL BUFFER PLANTINGS, SCREENING AND PARKING REQUIREMENTS TO BE IN ACCORDANCE WITH THE MECKLENBURG COUNTY ZONING ORDINANCE.
 5. MAXIMUM SQUARE FOOTAGE TO BE 30000 SQUARE FEET (INCLUDING 2-STORY STRUCTURES) TOTAL.
 6. SIGNAGE MAY BE PROVIDED AS PERMITTED BY THE ORDINANCE EXCEPT NO BILLBOARD SIGNS SHALL BE PERMITTED. SIGNAGE SHALL BE MONUMENT TYPE.
 7. INTERIOR LANDSCAPING PER SECTION 12.208.
 8. LOADING SPACES PER SECTION 12.214.

- REZONING PLAN NOTES:**
1. SITE DATA:
 SITE AREA: 1.45 AC.
 PROPOSED USE: OFFICE
 APPROX. OPEN SPACE: 0.39 AC.
 PROPOSED ZONING: 0-1(CD) CURRENT ZONING: R-3
 MIN. LOT AREA: 15,200 SF
 MIN. LOT WIDTH: 50'
 FRONT SETBACK: 20'
 SIDE YARD: 10'
 REAR YARD: 20'
 MAX HEIGHT: 40'
 2. AREAS SHOWN AS BUFFERS SHALL BE A CLASSIC B OR C BUFFER PER PLAN AND ZONING ORDINANCE, EXCEPT WHERE NECESSARY FOR UTILITY LINES AND ACCESS ROAD
 3. ALL ROADWAY IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH THE STANDARDS OF NCDOT AND THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
 4. ALL BUFFER PLANTINGS, SCREENING AND PARKING REQUIREMENTS TO BE IN ACCORDANCE WITH THE MECKLENBURG COUNTY ZONING ORDINANCE.
 5. MAXIMUM SQUARE FOOTAGE TO BE 20000 SQUARE FEET (INCLUDING 2-STORY STRUCTURES) TOTAL.
 6. ANY UTILITIES WITHIN BUFFER AREAS MUST CROSS BUFFER PERPENDICULARLY.
- OWNER:
 HARRIS BOULEVARD INVESTMENTS, INC.
 PO BOX 506560
 CHARLOTTE, NC 28256

CURB, GUTTER AND SIDEWALK ALONG FRONTAGE AND LEFT TURN LANE TO BE PROVIDED TO NCDOT STANDARDS, BY THE ZONING PETITIONER/DEVELOPER.

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION AND REMAIN WITHIN FINAL DEVELOPMENT.



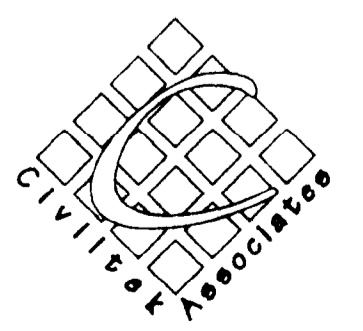
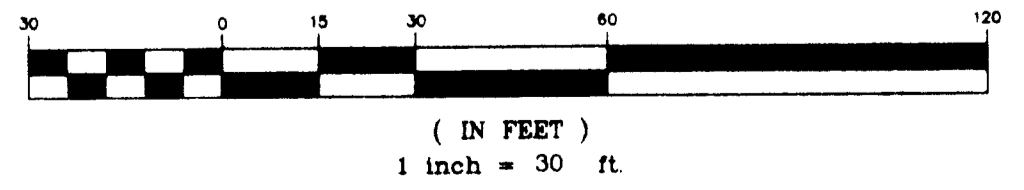
LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF ROCKY RIVER ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OWNED BY HARRIS BOULEVARD INVESTMENTS, INC.; THENCE ALONG ALONG THE NORTHERLY RIGHT OF WAY OF ROCKY RIVER ROAD, N 60° 42' 54" W, 125.56 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 24° 09' 06" E, 487.75 FEET; THENCE, N 18° 27' 54" W, 127.31 FEET; THENCE, S 24° 09' 06" W, 524.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.45 ACRES, MORE OR LESS.

ALLEN F FINK &
 WF SUSIE W FINK
 DB 1863 PG 124
 TAX # 105-021-27

NOTE:
 BOUNDARY INFORMATION BASED UPON UNRECORDED MAP TITLED "BOUNDARY SURVEY FOR HARRIS BOULEVARD INVESTMENTS INC." PREPARED BY G. NEWTON HUNYECUTT DATED MAR. 6, 1996. DEED REFERENCE: DB 7249 PG 050

GRAPHIC SCALE



EXIST. E.O.P.
 DECELERATION LANE
 375' FULL TURN LANE (NOT TO SCALE)
 IMPROVEMENTS TO W.T. HARRIS BLVD. TO BE COMPLETED BY THE ZONING PETITIONER/DEVELOPER TO NCDOT STD.

DUKE POWER CO.
 DB 4224 PG 131
 TAX # 105-021-19