

PARCEL 'A'
(Convenience Store Site)

LEGAL DESCRIPTIONS

PARCEL 'B'
(Office Site)

Land situated in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

All of Lots 3 and 4, and part of Lot 2, Block 4 of map of Industrial Acres Subdivision as recorded in Map Book 5, Page 145 Mecklenburg County Register of Deeds along with a parcel of land south of, and adjacent to, said lots, the total parcel being more particularly described as follows:

BEGINNING at the northeast corner of the intersection of the southerly R.O.W. of North Hoskins Road (50' wide) and the easterly R.O.W. of Brookshire Boulevard (N.C. Highway #16) (100' wide)

thence along said easterly R.O.W. line of Brookshire Boulevard, N. 18-00-54 W., 310 feet to the southerly R.O.W. line of Cloudman Street;

thence along said R.O.W. line of Cloudman Street N. 72-02 E., 145.78 feet to the northeast corner of Lot 4 of said subdivision;

thence along the east line of said Lot 4, S. 17-58 E., 150 feet to the southeast corner of said Lot 4;

thence along the south line of said Lot 4, S. 72-02-00 W., 25.53 feet;

thence S 17-58 E., 160 feet to the northerly R.O.W. line of North Hoskins Road;

thence along said R.O.W. line S 72-02 W., 130 feet to the POINT OF BEGINNING, containing 0.943 acres and subject to final survey.

Land situated in the City of Charlotte, Township, Mecklenburg County, North Carolina and more particularly described as follows:

All of Lots 3 and 4 and part of Lot 2 in Block 5 of the "W. H. KEISTLER PROPERTY" as shown on a map thereof recorded in Map Book 5 at Page 145 in the Mecklenburg Public Registry more particularly described as follows:

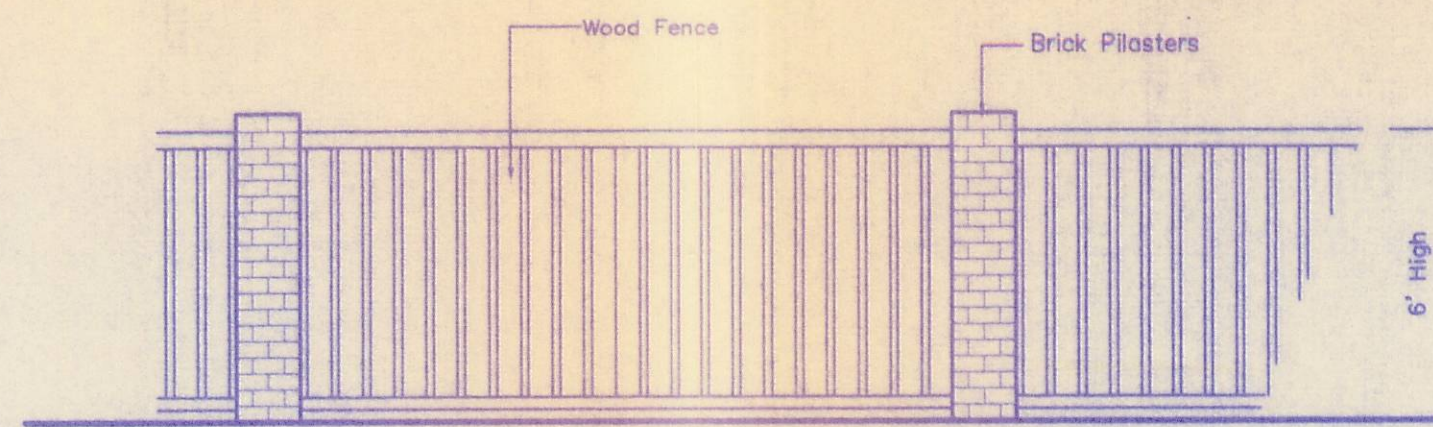
BEGINNING at the northeast corner of the intersection of the east R.O.W. line of Brookshire Boulevard (N.C. Highway 16) (100' wide) and the south R.O.W. line of North Cloudman Street (40' wide);

thence along the said easterly R.O.W. line of Brookshire Boulevard, N. 17-58 W., 150 feet;

thence leaving said R.O.W. line of Brookshire Boulevard, N. 72-02 E., 149.72 feet;

thence S. 17-58 E., 150 feet to the northerly R.O.W. line of North Cloudman Street;

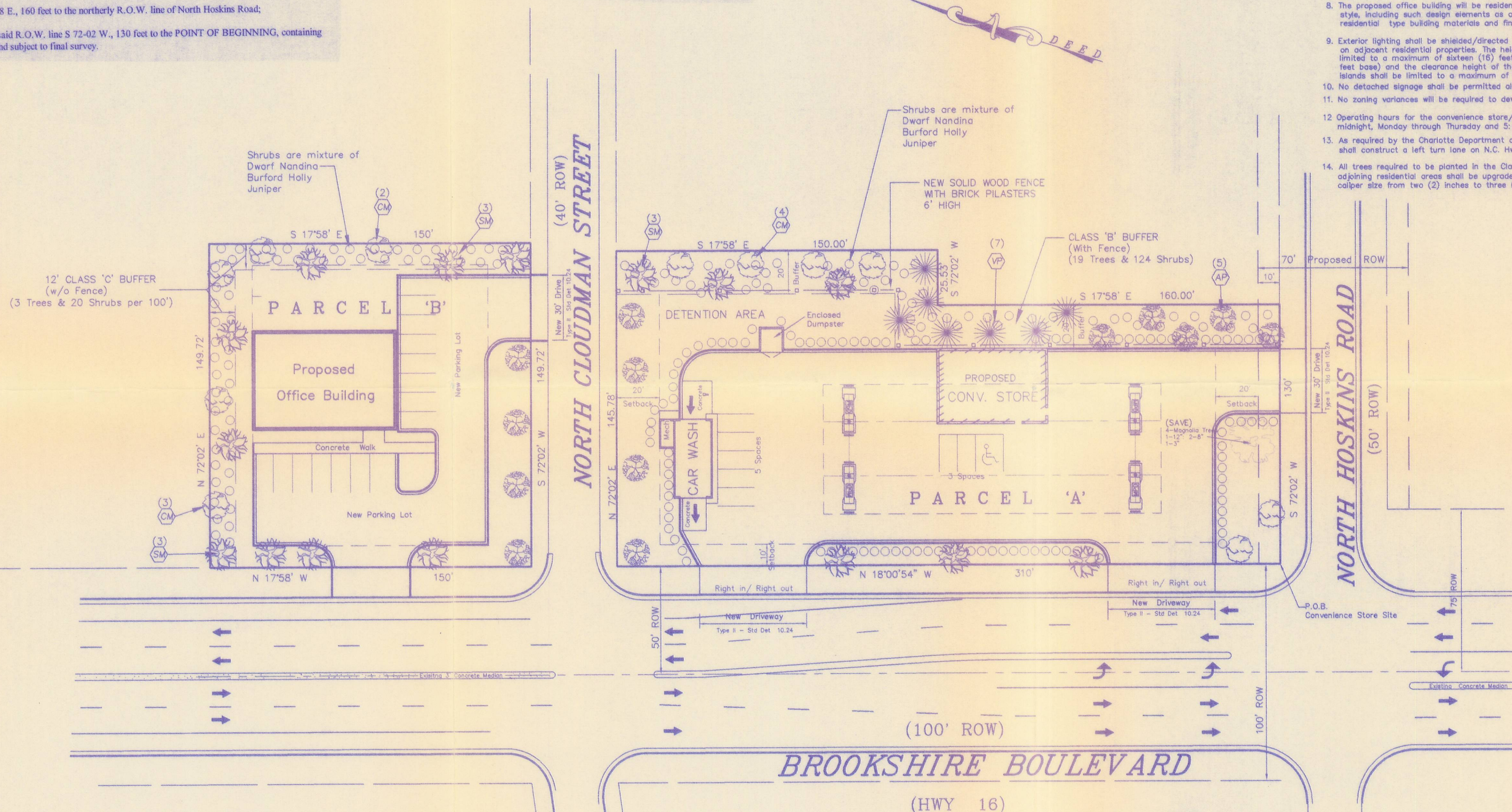
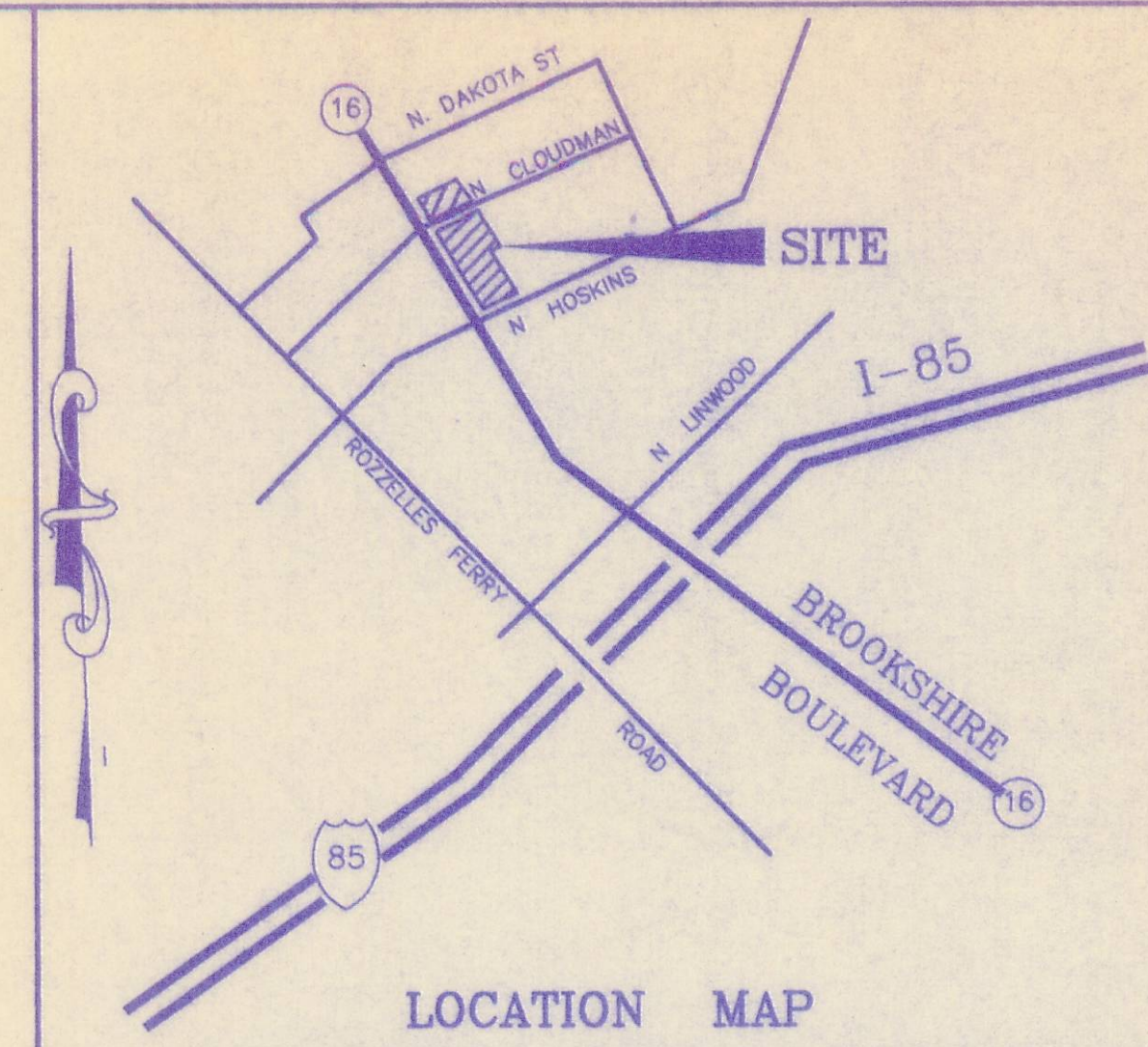
thence along said R.O.W. of North Cloudman Street S. 72-02 W., 149.72 feet to the point of BEGINNING, containing 0.52 acres and subject to final survey.



ILLUSTRATIVE SCREEN FENCE DETAIL

REZONING PLAN NOTES:

- Development with respect to the arrangement of buildings, parking, and circulation areas. However, there may be minor alterations to the size and shape of buildings, the precise arrangement of parking, circulation and driveways as well as the layout of building locations depending upon final design and construction/engineering plans. In no event, though, shall the setback, yards and buffer areas be decreased from that depicted on the plan.
- The proposed uses shall be limited to a restaurant/convenience store (No Drive Thru Window), on Parcel 'A' and a professional office on Parcel 'B'.
- The proposed development shall comply with all requirements and regulations pertaining to signage, off-street parking, landscaping, buffers, yard dimensions and the Charlotte Tree Ordinance.
- The width of buffer area shown for Parcel 'A' represents the allowed 25% reduction as permitted by zoning ordinance standards. Accordingly, a solid wooden fence shall be installed as required along the entire length of the buffer.
- Driveway access permits shall be limited to the number shown. The driveway shall be reviewed and approved by the Charlotte Department of Transportation (C-DOT). The locations may vary somewhat from that shown based upon C-DOT requirements and/or final design and construction/engineering plans for the site.
- An additional 10' of property frontage along N. Hoskins Road shall be dedicated by the Petitioner for additional right-of-way purposes. Such dedication shall occur prior to issuance of any building permit associated with the proposed development of Parcel A.
- Any required storm water detention area shall not be placed within required buffer areas.
- The proposed office building will be residential in architectural character and style, including such design elements as a pitched roof and the use of residential type building materials and finishes.
- Exterior lighting shall be shielded/directed in a manner to prevent direct glare on adjacent residential properties. The height of lighting on poles shall be limited to a maximum of sixteen (16) feet (a fourteen foot pole plus a two foot base) and the clearance height of the canopy over the gasoline pump islands shall be limited to a maximum of 15 feet.
- No detached signage shall be permitted along North Cloudman Street.
- No zoning variances will be required to develop the site.
- Operating hours for the convenience store/car wash shall be 5:00AM to 12:00 midnight, Monday through Thursday and 5:00AM through 1:00AM Friday, Saturday & SUNDAY.
- As required by the Charlotte Department of Transportation standards, the petitioner shall construct a left turn lane on N.C. Hwy 16 at N. Cloudman Street.
- All trees required to be planted in the Class 'B' buffer separating the site from adjoining residential areas shall be upgraded in size by increasing the minimum caliper size from two (2) inches to three (3) inches.

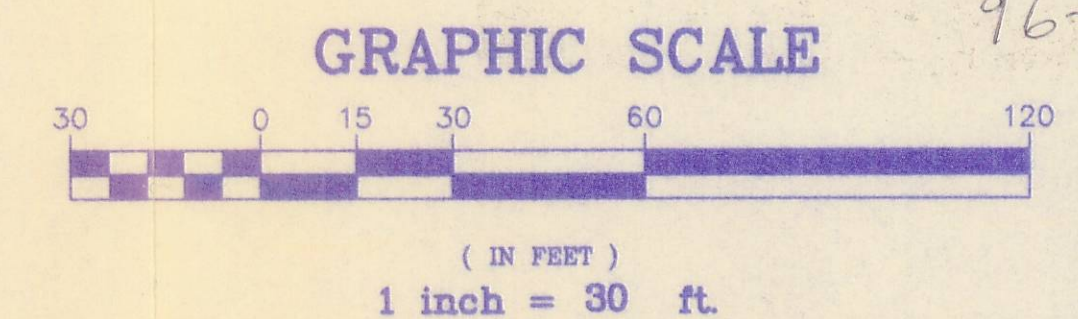


REZONING SITE DATA:

PARCEL 'A'
Project Name: Exxon Convenience Store
Owner: Avery Oil Company
Plans prepared by: P.E.A. of North Carolina, Inc. Cameron W. Penfield, P.E.
Proposed Use: Convenience Store / Restaurant (No Drive-Thru Window Permitted)
ZONING:
Present: O-5 CD, R-22MF
Proposed: **B-1 CD**
Site Acreage: 0.943 Acres (41,072 SF)
Maximum Building Size: 3,500 SF

PARCEL 'B'
Project Name: Avery Office Building
Owner: Avery Oil Company
Plans prepared by: P.E.A. of North Carolina, Inc.
Proposed Use: Office
ZONING:
Present: R-22MF
Proposed: O-1 CD
Site Acreage: 0.52 Acres (22,458 SF)
Maximum Building Size: 4,000 SF

APPROVED BY CITY COUNCIL
DATE May 20, 1996



PLANT SCHEDULE		
SYMBOL	COMMON NAME	NOTES
Small Maturing		
AP	Aristocrat Pear	3" Cal
CM	Crepe Myrtle (Lipon)	3-5 Stems
Large Maturing		
SM	Sugar Maple	3" Cal
VP	Virginia Pine	3" Cal

- SITE PLAN NOTES:**
- This drawing has been prepared for approval of driveways and rezoning ONLY. It is NOT intended to be used for construction of the buildings parking lots or other associated items.
 - Boundary information shown was taken from Deed Descriptions and tax maps. Boundaries shown are subject to change with an actual field survey.

CAUTION!!!
The locations and elevations of existing underground utilities as shown on this drawing are only APPROXIMATE. No guarantee is either expressed or implied as to the completeness of accuracy thereof. The contractor shall be exclusively responsible for determining the exact utility locations and elevations prior to the start of construction.

1	CP	NOTE # 12	Description	4/16/96
No.	By	ck.	Revisions	Date
AVERY OIL COMPANY				
4200 BROOKSHIRE BOULEVARD CHARLOTTE, N.C. 28216 (704) 392-4200				
REZONING SITE PLAN				
CONVENIENCE STORE SITE				
BROOKSHIRE BLVD @ HOSKINS ROAD CHARLOTTE MECKLENBURG CO. N.C.				
DES.	C.W.P.	SCALE	1" = 30'	JOB NO. 95047
DN.	C.P.	CK.	C.W.P.	DATE 4-11-96 DWG. NO. 2-1

P.A.E.
OF
P.E.A.
North Carolina
1408 East Boulevard
Charlotte, N.C. 28203
(704) 377-4349