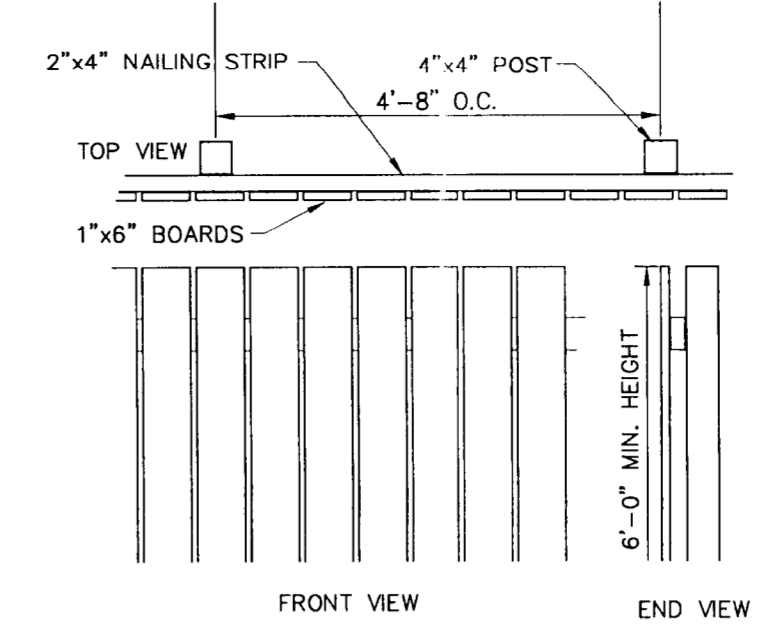


CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
C1	1076.74'	7.10'	14.20'	14.20'	S59°28'56"E	0°45'21"
C2	1006.74'	202.28'	399.25'	396.64'	N70°27'56"W	22°43'20"



DEVELOPMENT DATA
 EXISTING ZONING: I-1 (CD) AND I-1
 PROPOSED ZONING: B-2 (CD)
 TOTAL SITE ACREAGE: 4.0 ACRES
 COUNTY: MECKLENBURG
 TOWNSHIP: CHARLOTTE
 TAX PARCEL: 205-112-24 & 205-112-25
 SETBACK: 20 FT.
 REAR YARD: 10 FT.
 SIDE YARD: NONE
 DEVELOPER: SUNBELT FINANCIAL GROUP
 600 SHELBY ROAD, STE 105
 CHARLOTTE, N.C. 28226
 KEITH BELL - (704)542-6607
 GNA DESIGN ASSOCIATES, INC.

REZONING NOTES:
 PETITION NO. 01-031
 GENERAL PROVISIONS
 EXCEPT AS OTHERWISE PROVIDED IN THIS REZONING PLAN, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR BUSINESS DISTRICT B-2 ZONING CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE. THE ROAD AND LOT CONFIGURATION, PLACEMENTS, AND SIZES SHOWN ON THIS ILLUSTRATIVE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS ALLOWED BY THE ZONING REGULATIONS, SECTION 6.206(2).

SETBACKS AND BUFFER AREAS
 1. NO BUILDING MAY BE PLACED WITHIN ANY SETBACK OR BUFFER AREA SPECIFICALLY DESIGNATED ON THIS REZONING PLAN. NO STORM WATER DETENTION WILL BE ALLOWED IN BUFFERS OR SETBACKS.

STREET AND LOT NOTES
 1. PAVED PUBLIC STREETS SHALL BE BUILT TO THE SPECIFICATIONS OF THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

LANDSCAPING AND SCREENING
 1. ANY REQUIRED SCREENING SHALL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE.

2. EXISTING TREES WITHIN 15' OF THE SOUTHERN PROPERTY LINE OF TRACT 5 SHALL BE PRESERVED AND COUNTED AS BUFFER PLANTINGS FOR THE PROPOSED BUFFER. THE DEVELOPER MAY BE REQUIRED TO INSTALL ADDITIONAL PLANTINGS ON THE NORTH AND SOUTH SIDE OF PROPOSED FENCE AS NECESSARY TO SATISFY CLASS B BUFFER PLANTING REQUIREMENTS.

3. ANY REQUIRED BUFFER TREES, BERMS, OR SHRUBS REQUIRED IN THE BUFFERS ON TRACT 4 SHALL SATISFY THE MINIMUM STANDARDS IN CHAPTER 12, PART 3 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

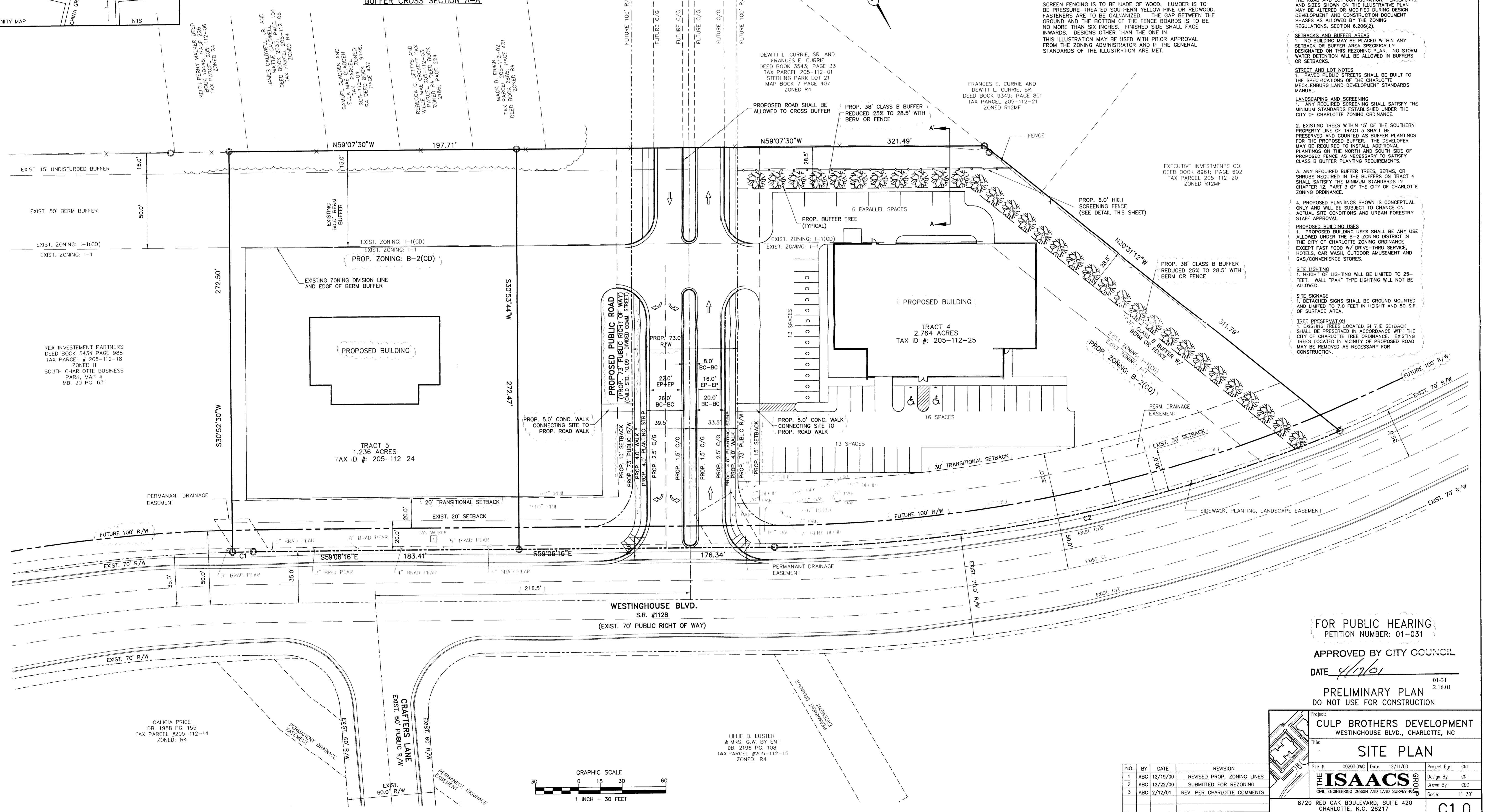
4. PROPOSED PLANTINGS SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.

PROPOSED BUILDING USES
 PROPOSED BUILDING USES SHALL BE ANY USE ALLOWED UNDER THE B-2 ZONING DISTRICT IN THE CITY OF CHARLOTTE ZONING ORDINANCE EXCEPT FAST FOOD W/ DRIVE-THRU SERVICE, HOTELS, CAR WASH, OUTDOOR AMUSEMENT AND GAS/CONVENIENCE STORES.

SITE LIGHTING
 1. HEIGHT OF LIGHTING WILL BE LIMITED TO 25- FEET. WALL "PAK" TYPE LIGHTING WILL NOT BE ALLOWED.

SITE SIGNAGE
 1. DETACHED SIGNS SHALL BE GROUND MOUNTED AND LIMITED TO 7.0 FEET IN HEIGHT AND 50 S.F. OF SURFACE AREA.

TREE PRESERVATION
 1. EXISTING TREES LOCATED IN THE SETBACK SHALL BE PRESERVED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE. EXISTING TREES LOCATED IN VICINITY OF PROPOSED ROAD MAY BE REMOVED AS NECESSARY FOR CONSTRUCTION.



FOR PUBLIC HEARING
 PETITION NUMBER: 01-031

APPROVED BY CITY COUNCIL

DATE 4/7/01

PRELIMINARY PLAN
 DO NOT USE FOR CONSTRUCTION

Project: CULP BROTHERS DEVELOPMENT
 WESTINGHOUSE BLVD., CHARLOTTE, NC

Title: SITE PLAN

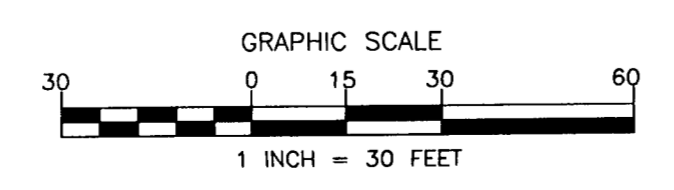
File #: 02035DWG Date: 12/11/00 Project Egr: CNI

Scale: 1"=30'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

C1.0

NO.	BY	DATE	REVISION
1	ABC	12/19/00	REVISED PROP. ZONING LINES
2	ABC	12/22/00	SUBMITTED FOR REZONING
3	ABC	2/12/01	REV. PER CHARLOTTE COMMENTS



LILLIE B. LUSTER
 & MRS. G.W. BY ENT
 DB. 2196 PG. 108
 TAX PARCEL #205-112-15
 ZONED: R4

GALICIA PRICE
 DB. 1988 PG. 155
 TAX PARCEL #205-112-14
 ZONED: R4

2001-031