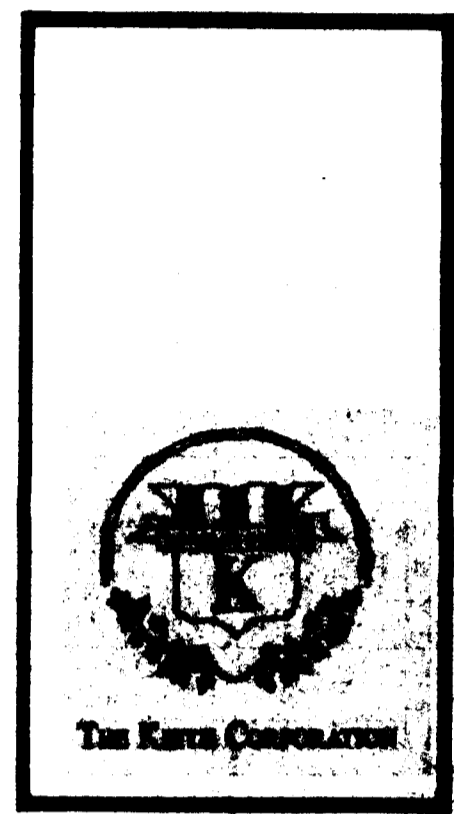


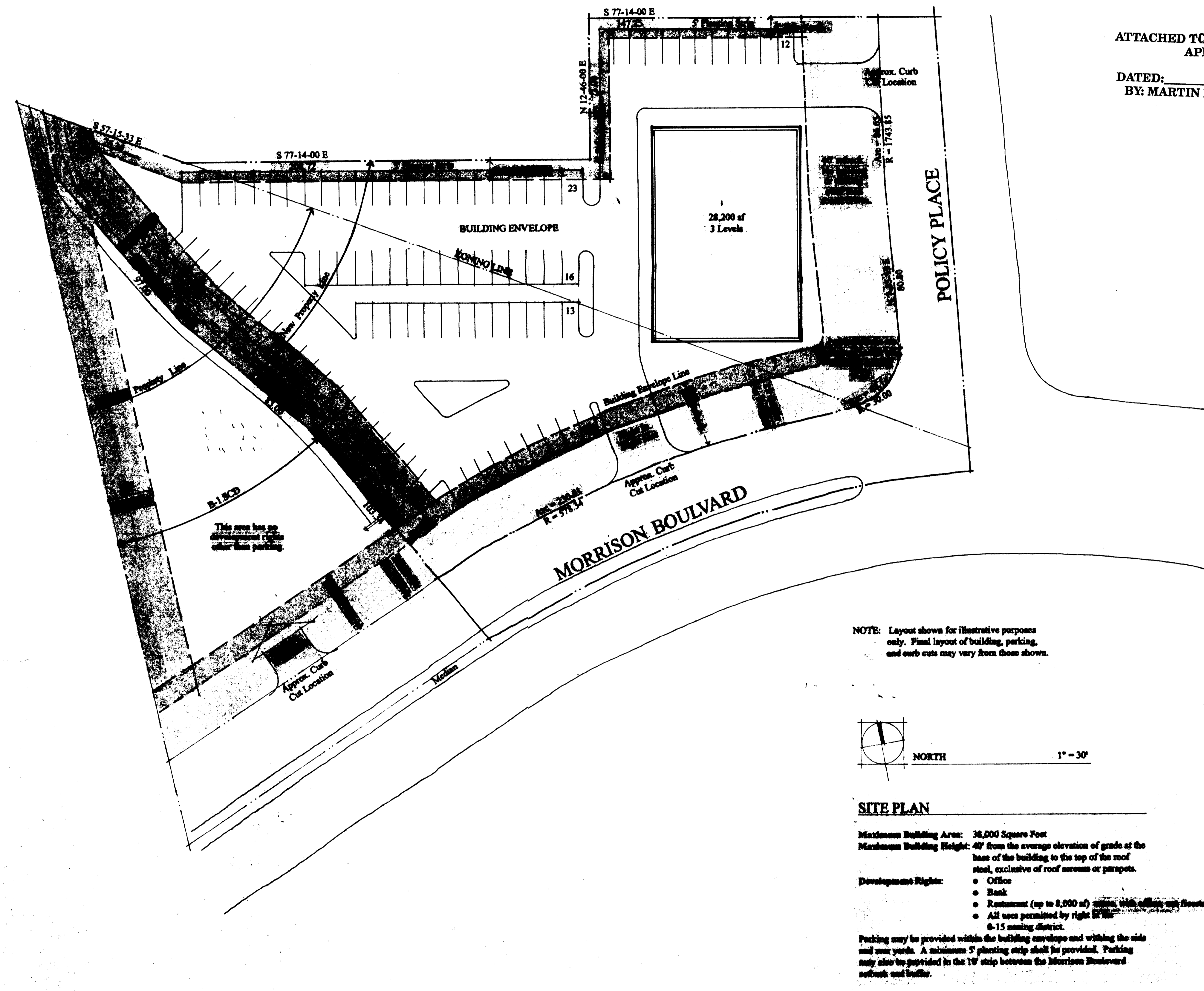
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Project: _____
Sheet Title: PROPOSED BUILDING SITE PLAN

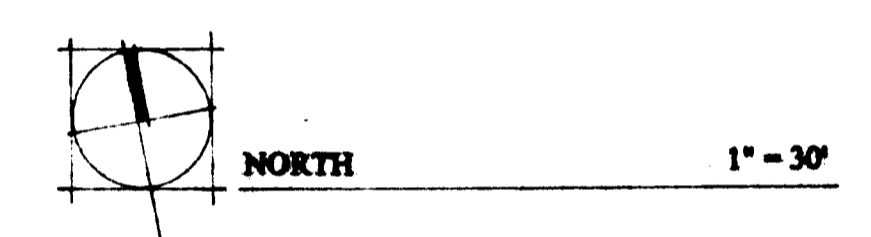
V.P. in Charge: _____
Project Architect: _____
Drawn By: _____
Date Drawn: _____
Cadd Dwg. Name: _____
Revisions:
No. Date
No. Date
No. Date
Issue Date

Project Number: _____
Sheet: _____ Of _____



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 05/27/93
BY: MARTIN R. CRAMTON, JR.

NOTE: Layout shown for illustrative purposes only. Final layout of building, parking, and curb cuts may vary from those shown.



SITE PLAN
Maximum Building Area: 38,000 Square Foot
Maximum Building Height: 40' from the average elevation of grade at the base of the building to the top of the roof steel, exclusive of roof screens or parapets.
Development Rights:
• Office
• Bank
• Restaurant (up to 8,000 sq ft) with coffee shop (residential)
• All uses permitted by right in the 6-15 zoning district.
Parking may be provided within the building envelope and within the site and rear yards. A minimum 5' planting strip shall be provided. Parking may also be provided in the 10' strip between the Morrison Boulevard setback and buffer.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: May 27, 1993
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative approval for Petition No. 81-40 Synco, Inc. and 77-11 by James J. and Angella M. Harris, Tax Parcel Nos. 177-082-44 and 177-082-38 respectively.

Attached is a specific site plan for a portion of Petition No. 77-11 and all of Petition No. 81-40. The plan depicts one possible development scenario for the recombined parcels. The plan distributes the development rights of Petition No. 81-40 onto a portion of Petition No. 77-11.
Under the conditions of Petition No. 77-11 parcel 'A' on the attached survey had no development rights (i.e. buildable square footage) however parcel 'B' which is also the land involved in Petition No. 81-40 does (i.e. 30,700 square feet of office space and a 8,000 square foot restaurant). This administrative approval takes these development rights and spreads them out on a portion of parcel 'B' part of Petition No. 81-40 and all of parcel 'A' part of Petition No. 77-11. The remaining portion of parcel 'B', west of the creek, will have no development rights other than a right in/right out driveway cut on Morrison Boulevard and as use for parking. Development on these parcels must adhere to the attached plan and the conditions, setbacks and yards established by Petition Nos. 77-11 and 81-40 as well as other applicable ordinances and codes. The location and design of the driveways must be approved by the Department of Transportation.
Since these changes do not reduce the yards at the exterior of the property or intensify the use of the site I am administratively approving this plan. Please use it when evaluating requests for building permits and certificates of occupancy.

MRCJr/RBN:als
Attachment

