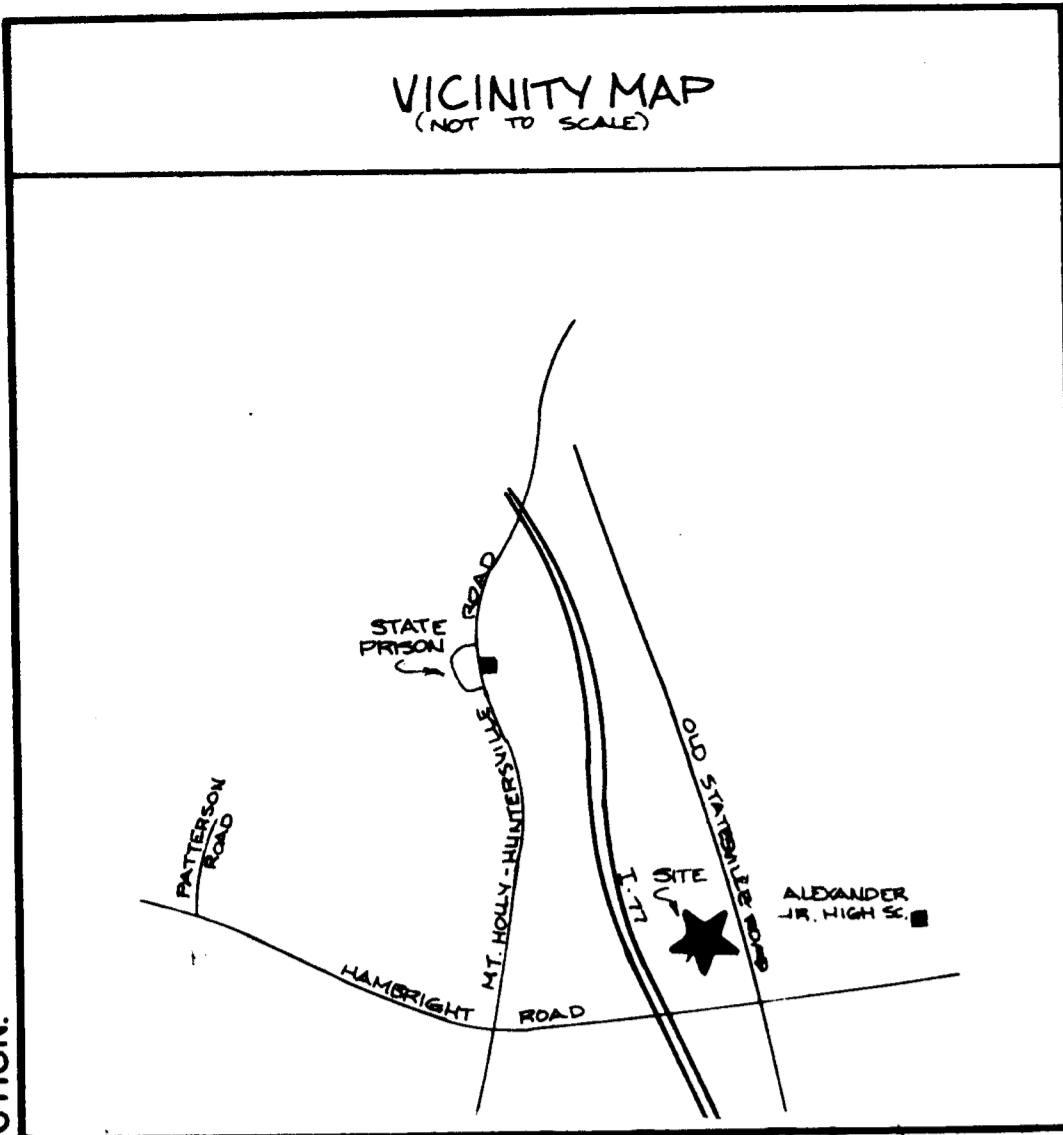


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BROWN TRUCK & TRAILER MFG. CO.
2545 - 515

EXISTING I-2 DISTRICT

CONVERT EXISTING RESIDENCE TO OFFICE

STREET TREES TO BE A MINIMUM OF 2"-2 1/2" CALIPER

GLENN P. JOHNSTON
1969 - 031
EXISTING B-D DISTRICT

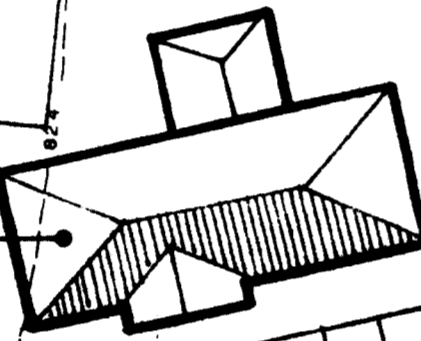
20 FOOT REAR YARD
OUTDOOR STORAGE AREA

BUILDING LIMIT AREA

SUPPORT USES FOR CONSTRUCTION COMPANY

10 FOOT SIDE YARD

LOADING/SERVICE AREA



40 FOOT BUFFER

EXISTING PINE TREES IN THIS AREA TO REMAIN

TABOR INN OF HUNTERSVILLE, INC.
2949 - 370

EXISTING I-2 DISTRICT

FUTURE BUILDING
BUILDING LIMIT AREA

40 FOOT SETBACK

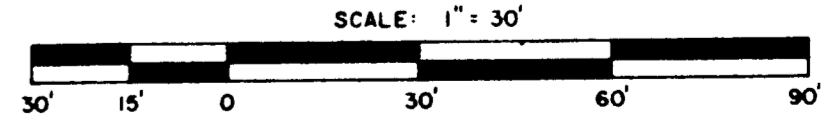
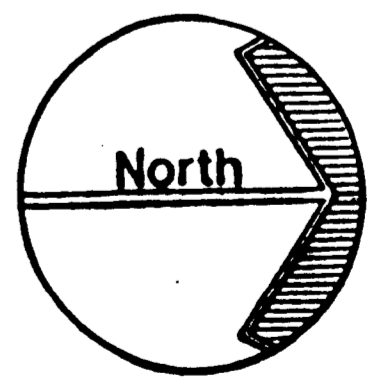
U.S. HIGHWAY 21
OLD STATESVILLE RD.
(U.S. 21 150' R/W)

EXISTING I-2 DISTRICT

1. THIS SITE PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, PARKING AND CIRCULATION AREAS. MINOR VARIATIONS IN THE LAYOUT, HOWEVER, SHALL BE PERMITTED BASED UPON FINAL DESIGN CONSIDERATIONS.
2. ALL REGULATIONS APPLICABLE TO MINIMUM PARKING, SIGNAGE AND SCREENING REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE SHALL BE MET.
3. THE EXISTING RESIDENTIAL STRUCTURE ON THE SITE SHALL BE CONVERTED TO AN OFFICE USE FOR A CONTRACTOR'S OFFICE. NEW BUILDING(S) SHALL BE CONSTRUCTED TO THE REAR AND SHALL BE USED AS SUPPORT SERVICES FOR SAID CONTRACTOR'S OFFICE, SUCH AS WAREHOUSE/STORAGE SPACE, AUTOMOTIVE/FLEET VEHICLE MAINTENANCE, MILLING/CABINET SHOP, ETC.. A NEW BUILDING SHALL ALSO BE CONSTRUCTED IN THE FRONT PORTION OF THE SITE AS SHOWN ON THE SITE PLAN TO BE USED FOR OFFICE/DISPLAY/SHOW-ROOM TYPE USES. SAID BUILDING SHALL EMPLOY A BRICK VENEER FACADE ALONG THE FRONT PORTION OF THE BUILDING.
4. A 40' BUFFER ALONG THE NORTHERLY BOUNDARY OF THE SITE SHALL BE OBSERVED WHICH SHALL CONTAIN NO BUILDINGS. ONLY AN EXISTING GRAVEL DRIVEWAY AND ACCESS TO NEW PARKING AND CIRCULATION AREAS SHALL BE PERMITTED IN THE BUFFER AREA.
5. STREET TREES AT 40' O/C SHALL BE PLANTED ALONG THE US 21 FRONTAGE. A 40' BUILDING AND PARKING SETBACK SHALL BE OBSERVED ALONG US 21; SAID AREA SHALL BE A LAWN AND/OR LANDSCAPED AREA TO PROVIDE AN ATTRACTIVE APPEARANCE ALONG US 21.
6. BOUNDARY INFORMATION TAKEN FROM CERTIFIED PRINCIPAL SURVEY BY ROBERT E. STEPHENSON NCRLS #L742 FOR JAMES M. HOPKINS FOR 1.9913 ACRE PARCEL DATED 1/11/89.
7. TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG CO. AERIAL TOPO SERIES.
8. THE BUILDING LIMITS LINE AS SHOWN ON THE SITE PLAN SHALL BE THE MAXIMUM AREA FOR BUILDING CONSTRUCTION. BUILDINGS MAY LOCATE ANYWHERE WITHIN THE LIMITS AS SHOWN, BUT MAY NOT EXCEED THE BOUNDARY LIMITS.
9. EXISTING GRAVEL DRIVEWAY WILL BE WIDENED FROM U.S. 21 RIGHT-OF-WAY TO FIRST PARKING LOT IN ORDER TO ACCOMMODATE TWO WAY TRAFFIC. THIS WIDENING WILL BE 24 FEET WIDE AND WILL ALSO BE GRAVEL.

SITE DATA :

1.9913 ACRES
EXISTING ZONING ——— B-D
PROPOSED ZONING ——— I-2(CD)
I-2 DISTRICT REQUIREMENTS :
40' REQUIRED SETBACK
20' REQUIRED REAR YARD
10' REQUIRED SIDE YARD
30,000 S.F. MAXIMUM



APPROVED BY COUNTY COMMISSION
DATE 7/10/89

89-1561
Hopkins & Hopkins

C.D. REZONING SITE PLAN
PETITIONER: JAMES M. HOPKINS

1.99 ACRE TRACT
U.S. 21

PROJECT
26126

DATE 3/5/89
DESIGN TLH
DRAWN TLH
CHECK

REVISIONS
5/17/89

SHEET

1 1
OF

GIFFORD
NIELSON
ASSOCIATES
Incorporated

Surveying • Landscape Architecture • Engineering
408 East Fourth Street, Suite 408
Charlotte, NC 28202 (704) 373-1977