

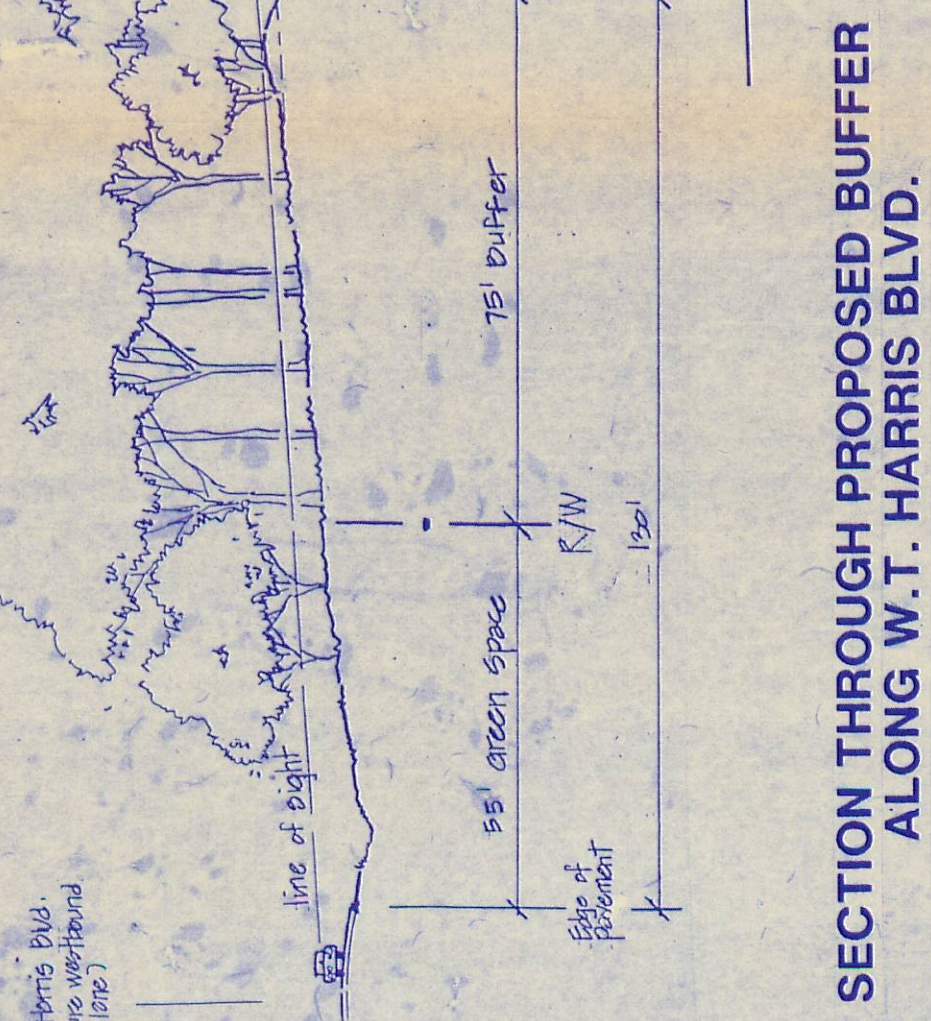
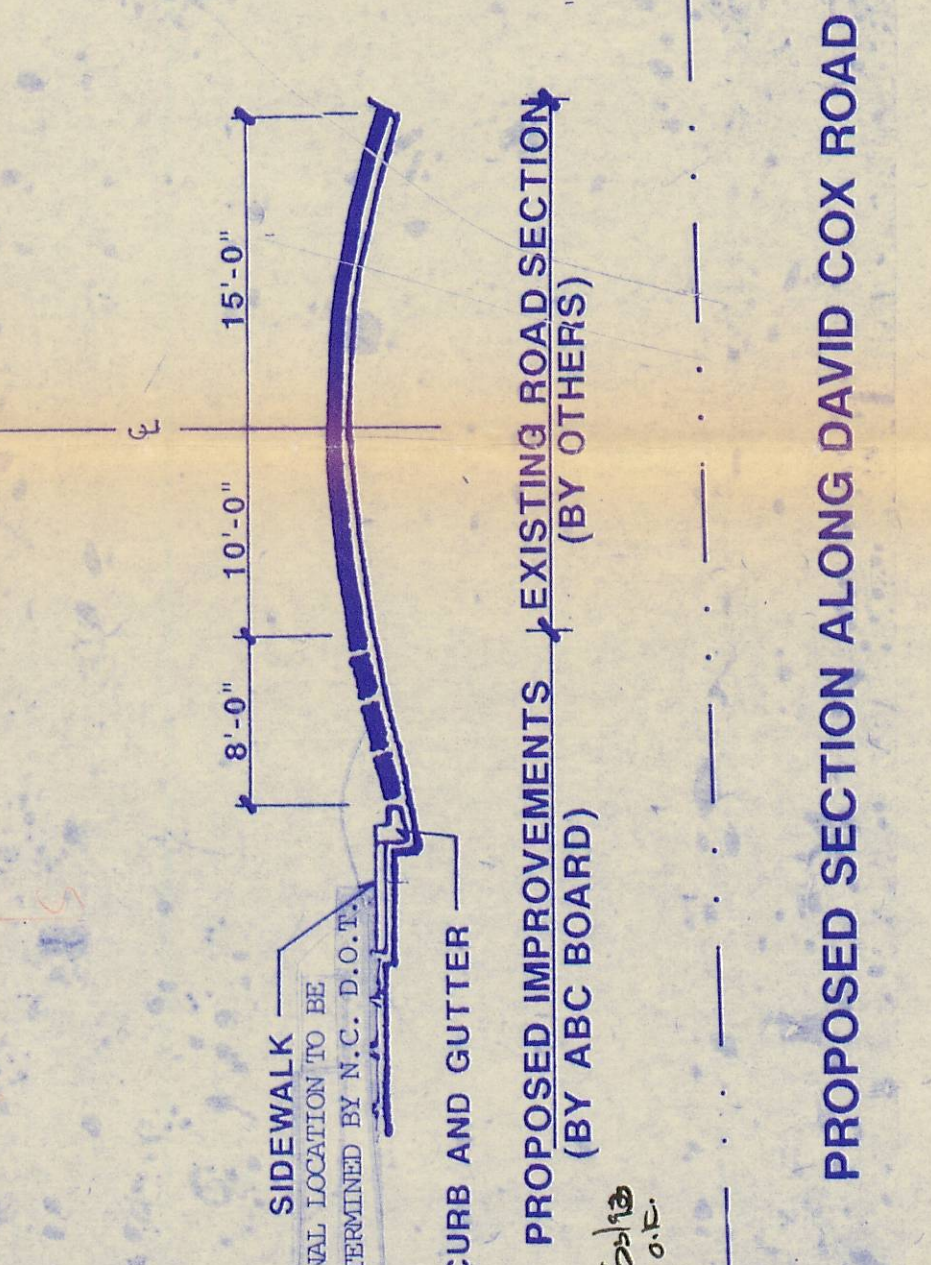
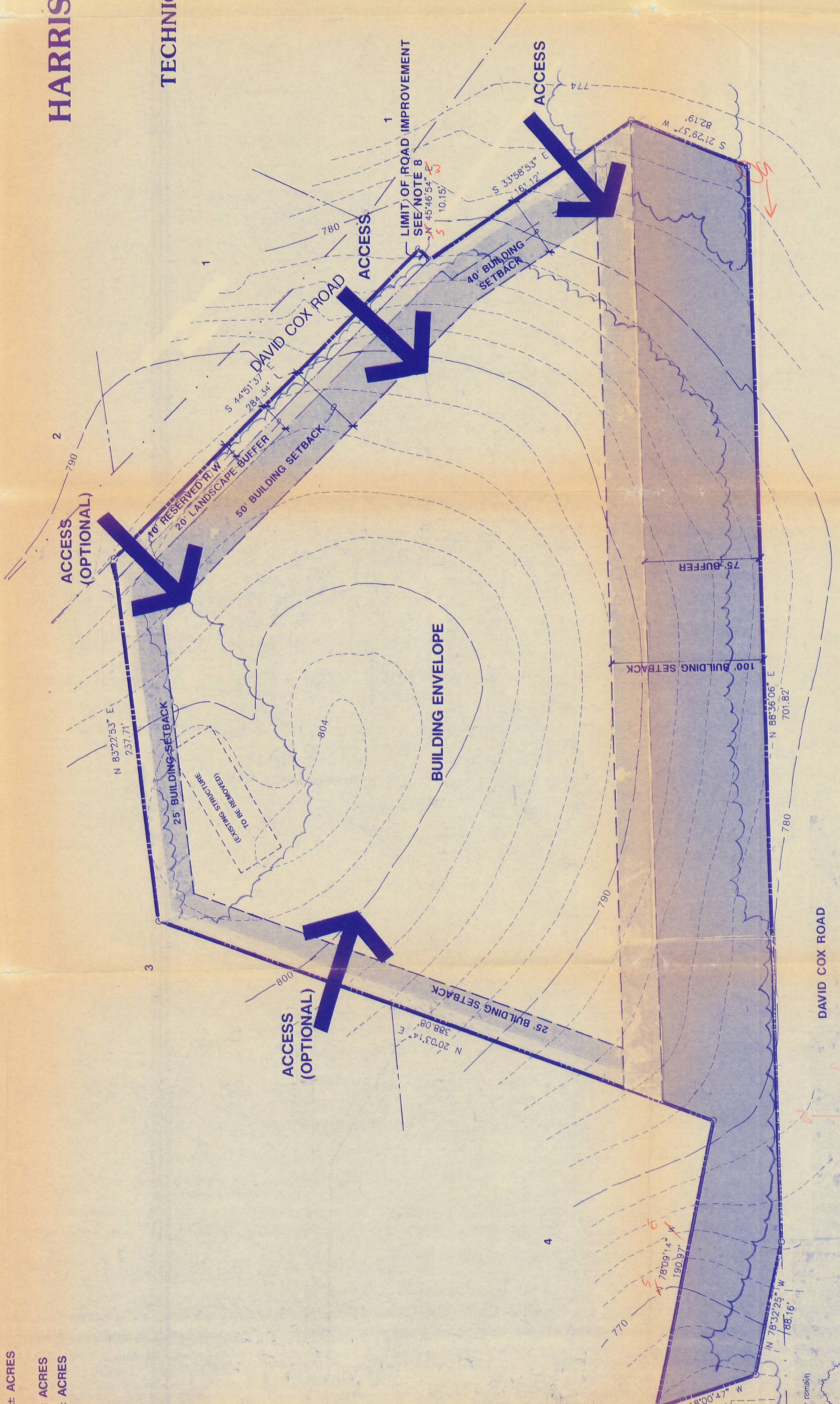
MECKLEBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD AT HARRIS BOULEVARD

DEVELOPMENT TABULATION
 TOTAL SITE AREA 4.88± ACRES
 EXISTING ZONING R-12
 PROPOSED ZONING B-1S (CD)
 MAXIMUM BUILDING FLOOR AREA 30,000 SF
 BUILDING ENVELOPE 2.45± ACRES
 W.T. HARRIS BLVD. BUFFER AREA 1.34± ACRES
 RESERVED PUBLIC STREET R/W AND LANDSCAPE BUFFER AREA .20± ACRES
 SETBACK AREA .89± ACRES

TECHNICAL DATA SHEET

DEVELOPMENT STANDARDS

- The document represents a general concept for development and is subject to adjustments during detailed site plan development with the approval of the Planning Commission and the Board of Zoning Adjustment. Adjustments may be made to the location of setbacks, subject to mutual agreement with the adjacent property owner and the project architect. The location of setbacks shall be shown on the map.
- 10 feet off right-of-way shall be reserved along the David Cox Road frontage as shown on the map.
- Setbacks shall be in conformance with Mecklenburg County ordinance requirements.
- Signage shall be in conformance with Mecklenburg County ordinance requirements.
- Storm drainage and stormwater management shall be in conformance with Mecklenburg County ordinance requirements.
- The 75' designated buffer along W.T. Harris Boulevard shall be a combination of natural areas and landscaped areas. In all cases, the 75' buffer shall be landscaped with trees and shrubs. Signage may be included in the buffer area, however, no driveway, driveway apron, or other paved area shall be located within the proposed buffer, this section will have the effect of lowering the height of the buffer so as to reduce the visibility of cars and pavement areas from Harris Boulevard.
- Landscaping, planting, preservation of existing trees (as possible), and effective screening through the use of trees and landscaping shall be provided at the outside perimeter setback areas as appropriate.
- Siteable connection toward Cox Road with the subject property and the street frontage shall be provided. A sidewalk from Harris Boulevard along the David Cox Road frontage, pavement, and curb and gutter along David Cox Road frontage will be made.
- Landscaping of parking lots shall conform to the City of Charlotte ordinance requirements.
- The site setback access (located W.T. Harris Blvd.) will be provided as a full driveway access. The driveway access shall be located within the 75' buffer area. The setback access shall be located within the 75' buffer area.



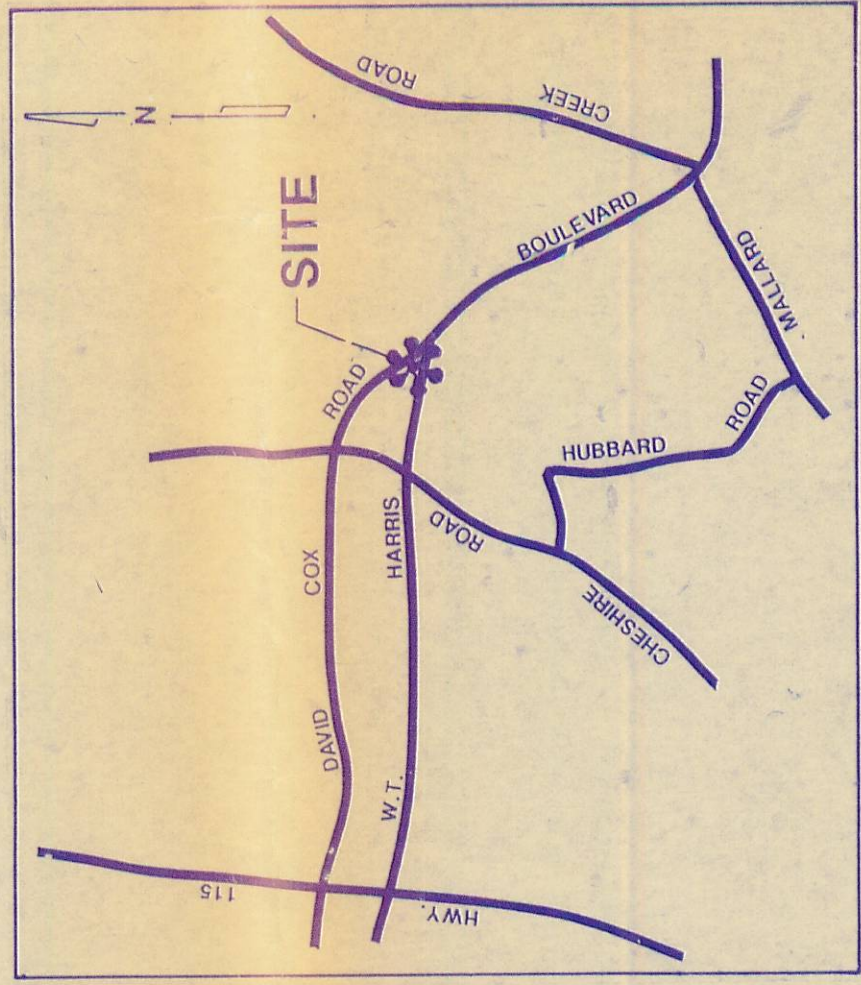
W. T. HARRIS BOULEVARD
200' R/W

DAVID COX ROAD

SECTION THROUGH PROPOSED BUFFER
ALONG W.T. HARRIS BLVD.

PROPOSED IMPROVEMENTS - EXISTING ROAD SECTION
(BY OTHERS)
 (BY ABC BOARD)

PROPOSED SECTION ALONG DAVID COX ROAD

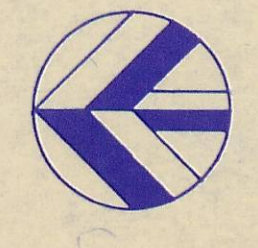


VICINITY MAP

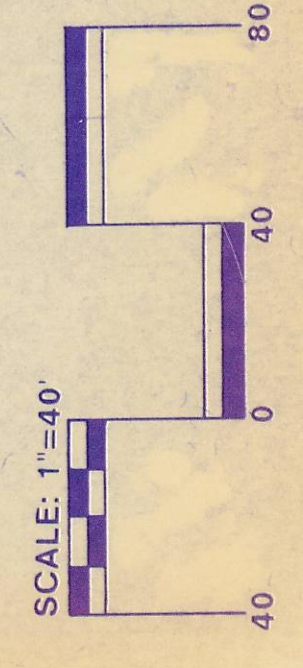
ADJACENT PROPERTY OWNERS

- Margaret R. Wylie, Estate
8302 County Downs Lane
Charlotte, NC 28226
Parcel # 02712247 and #02712248
- Wallard Ridge, Inc.
425-A Sharon Emily Road
Charlotte, NC 28211
Parcel # 02712246
- Cheshire Joint Ventures Corp.
Cheshire Park
Charlotte, NC 28209
Parcel # 02713205
- NCF Financial Corp.
8700 E. 86th Street
Charlotte, NC 28266
Parcel # 02713203
- Crookland Group, Inc.
PO Box 11759
Charlotte, NC 28220
Parcel # 02714401
- Margaret R. Wylie and William O. Wylie
8302 County Downs Lane
Charlotte, NC 28226
Parcel # 02713103

DATE: 8-11-89
 PROJECT NO: 890431
 REVISIONS: 9-12-89
 APPROVED BY COUNTY COMMISSION AS PER PLANNING COMMISSION COMMENTS
 DATE: 1/16/90
 COMMENTS: 89-36(C)
 10/20/89 PER PLANNING COMMISSION
 10/23/89 REV. DEVELOPMENT STANDARDS



Land Design
 Landscape Architecture
 Urban Design
 Land Planning
 Civil Engineering



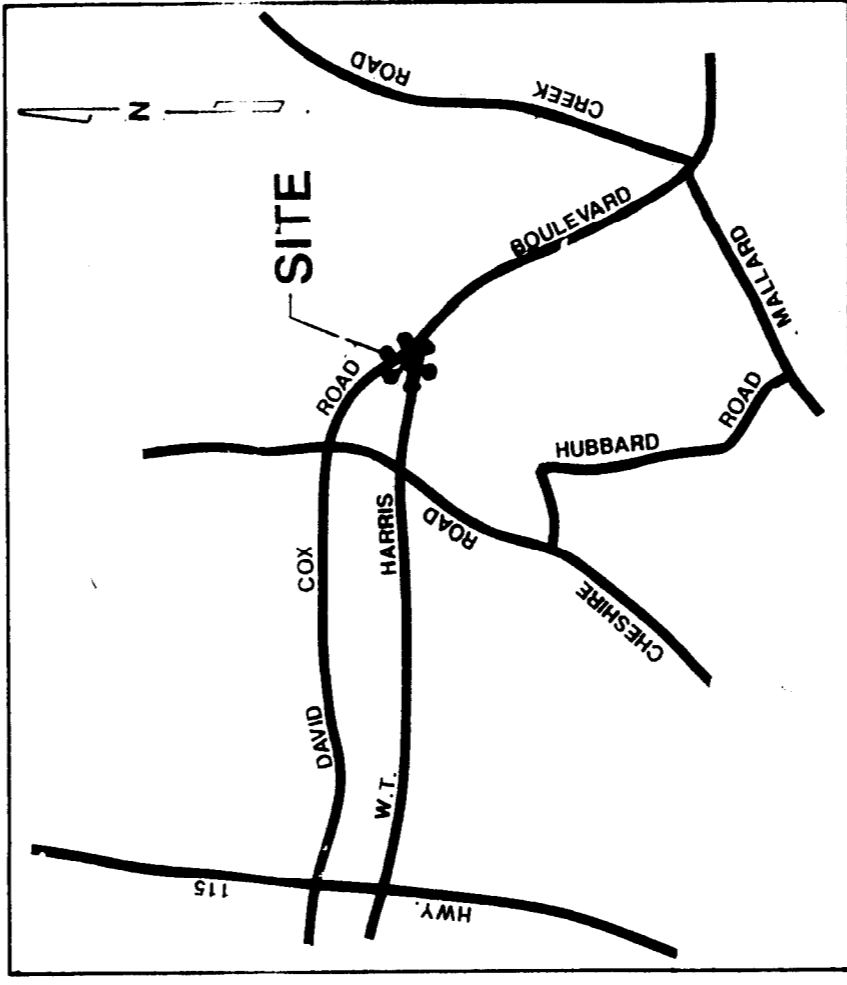
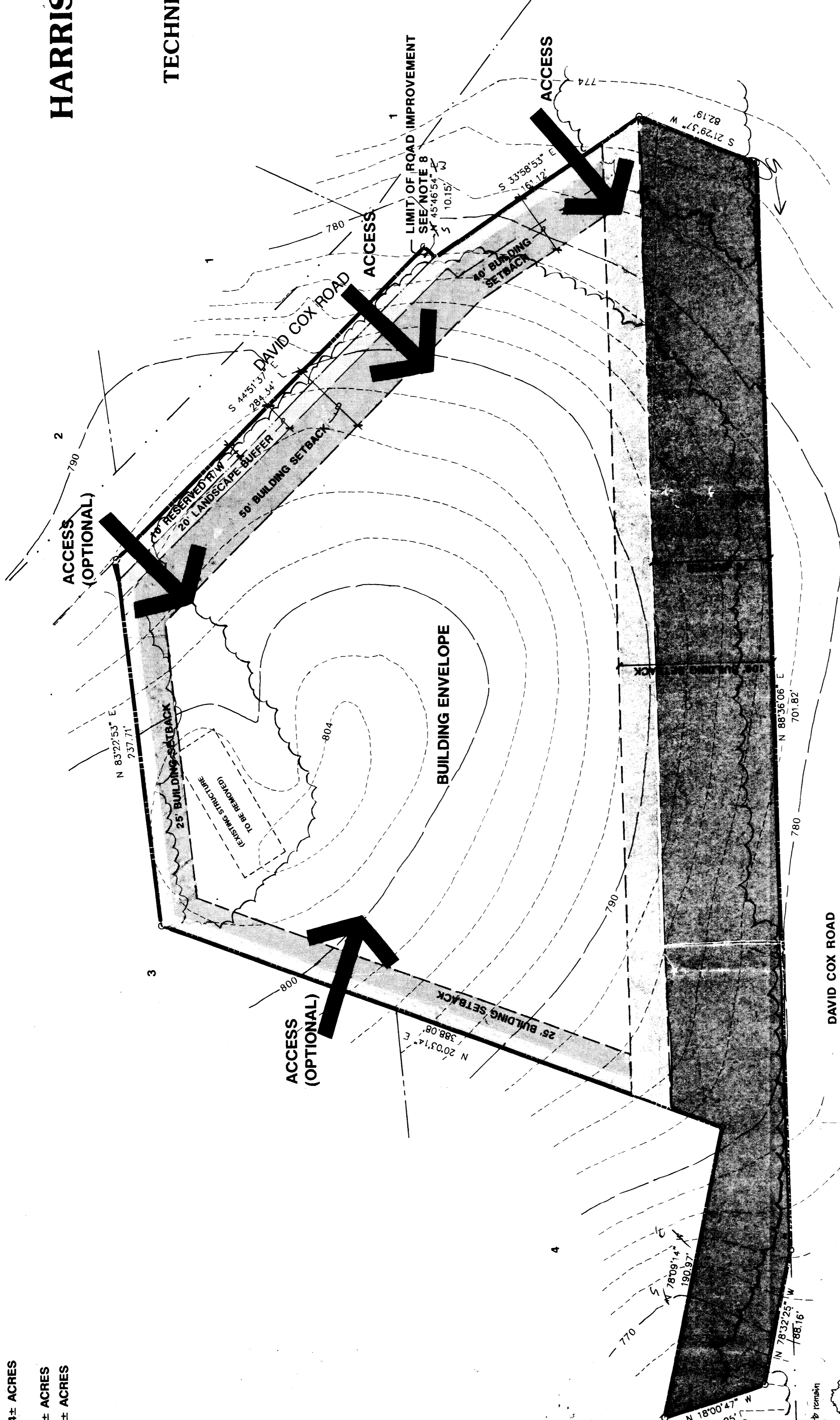
MECKLEBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD A1 HARRIS BOULEVARD

TECHNICAL DATA SHEET

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 PROPOSED ZONING B-1S (CD)
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DEVELOPMENT STANDARDS

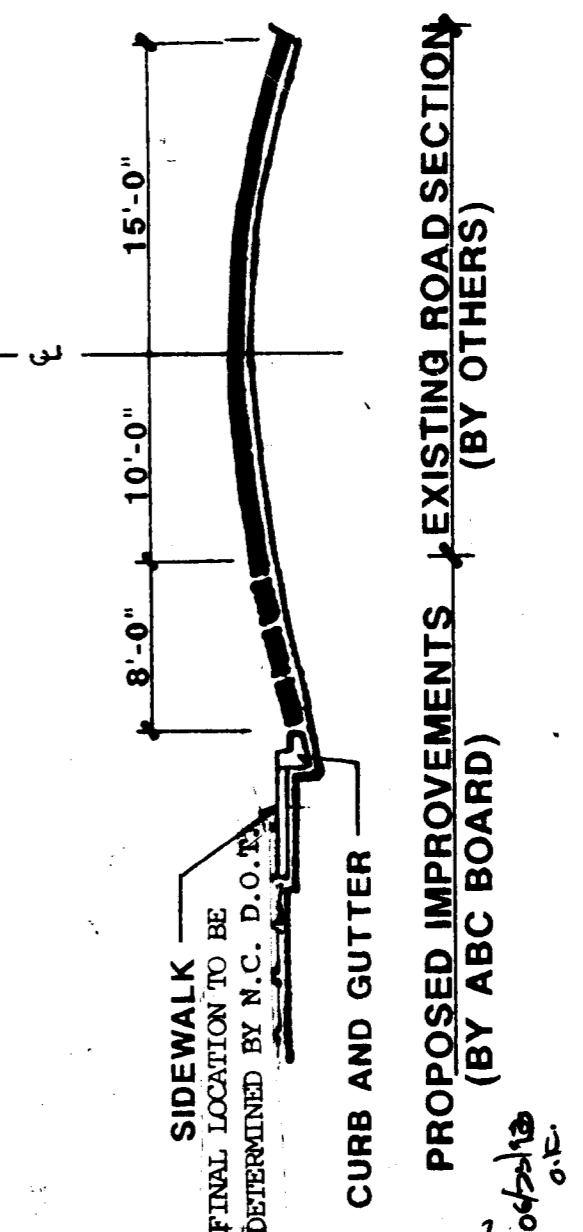
- The document represents a general concept for development and is subject to adjustments and refinements during the design process. The illustrative plan is a visualization only and represents a potential site configuration. All parking locations shown are for informational purposes only. The location of any building shown on the site plan is for informational purposes only. The location of any building shown on the site plan is for informational purposes only. The location of any building shown on the site plan is for informational purposes only.
- 10 feet of right-of-way shall be reserved along the David Cox Road frontage as shown on the map.
- Parking shall be provided in conformance with Mecklenburg County ordinance requirements.
- Signage shall be in conformance with Mecklenburg County ordinance requirements.
- Storm drainage and stormwater management shall be in conformance with Mecklenburg County ordinance requirements.
- The 75' designated buffer along W.T. Harris Boulevard shall be a combination of natural areas and landscaped areas. In all cases, the 75' designated buffer shall be landscaped with trees and shrubs. Supplemental landscaping and lawn shall be added as necessary. Signage may be included in the buffer area, however, no driveway, driveway apron, or driveway apron shall be located within the 75' designated buffer. See section through proposed buffer, this section will have the effect of lowering the height of the buffer so as to reduce the visibility of cars and pavement areas from Harris Boulevard.
- Landscaping, preservation of existing trees (as possible), and effective screening through the use of trees and shrubs shall be provided at the outside perimeter setback areas as appropriate.
- Sidewalks connecting David Cox Road with the subject properties and west parking property boundary shall be provided. A 15-foot wide sidewalk shall be provided along the entire length of the subject property and curb and gutter along David Cox Road frontage will be provided.
- Landscaping of existing trees shall conform to the City of Charlotte tree ordinance requirements.
- The most southerly access (nearest W.T. Harris Blvd.) will be realized as a full driveway access. The northerly access (shown as a dashed line) will be realized as a partial driveway access (nearest W.T. Harris Blvd.) is not realized.



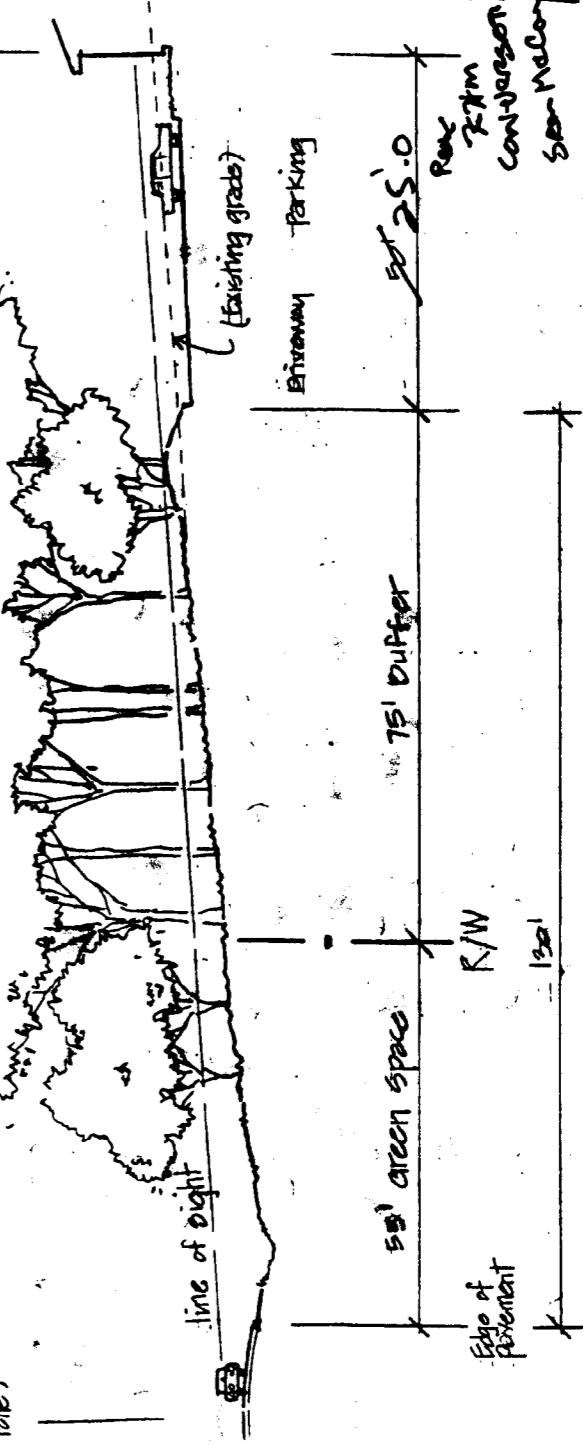
ADJACENT PROPERTY OWNERS

1. Margaret R. Wylie, Estate
8302 County Downs Lane
Charlotte, NC 28226
Parcel # 02712247 and #02712248
2. Mallard Ridge Ltd.
425-A Sharon Amity Road
Charlotte, NC 28211
Parcel # 02712246
3. Cheshire Joint Ventures Corp.
125 Scalespark Road
Charlotte, NC 28209
Parcel # 02713205
4. W.P. Biplanical Corp.
PO Box 11750
Charlotte, NC 28220
Parcel # 02714101
5. Crossland Group, Inc.
PO Box 11750
Charlotte, NC 28220
Parcel # 02714101
6. Margaret R. Wylie and William O. Wylie
8302 County Downs Lane
Charlotte, NC 28226
Parcel # 02713103

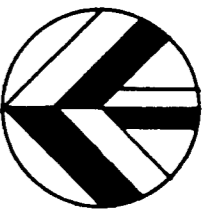
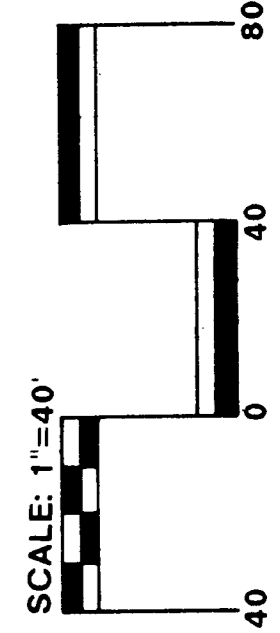
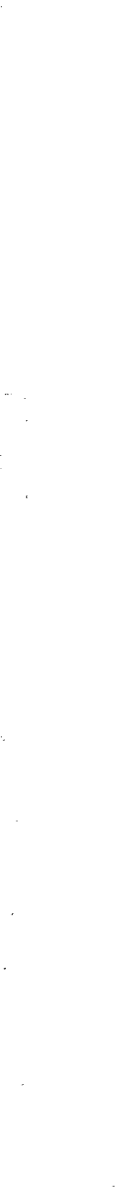
PROPOSED SECTION ALONG DAVID COX ROAD



SECTION THROUGH PROPOSED BUFFER ALONG W.T. HARRIS BLVD.



SECTION THROUGH PROPOSED BUFFER ALONG W.T. HARRIS BLVD.



APPROVED BY COUNTY COMMISSION COMMENTS
 DATE 1/16/90
 89-36(C)

DATE 8-11-89
 PROJECT NO. 890431
 REVISIONS 9-12-89

COMMENTS

10/20/88 PER PLANNING COMMISSION
 10/23/89 REV. DEVELOPMENT STANDARDS

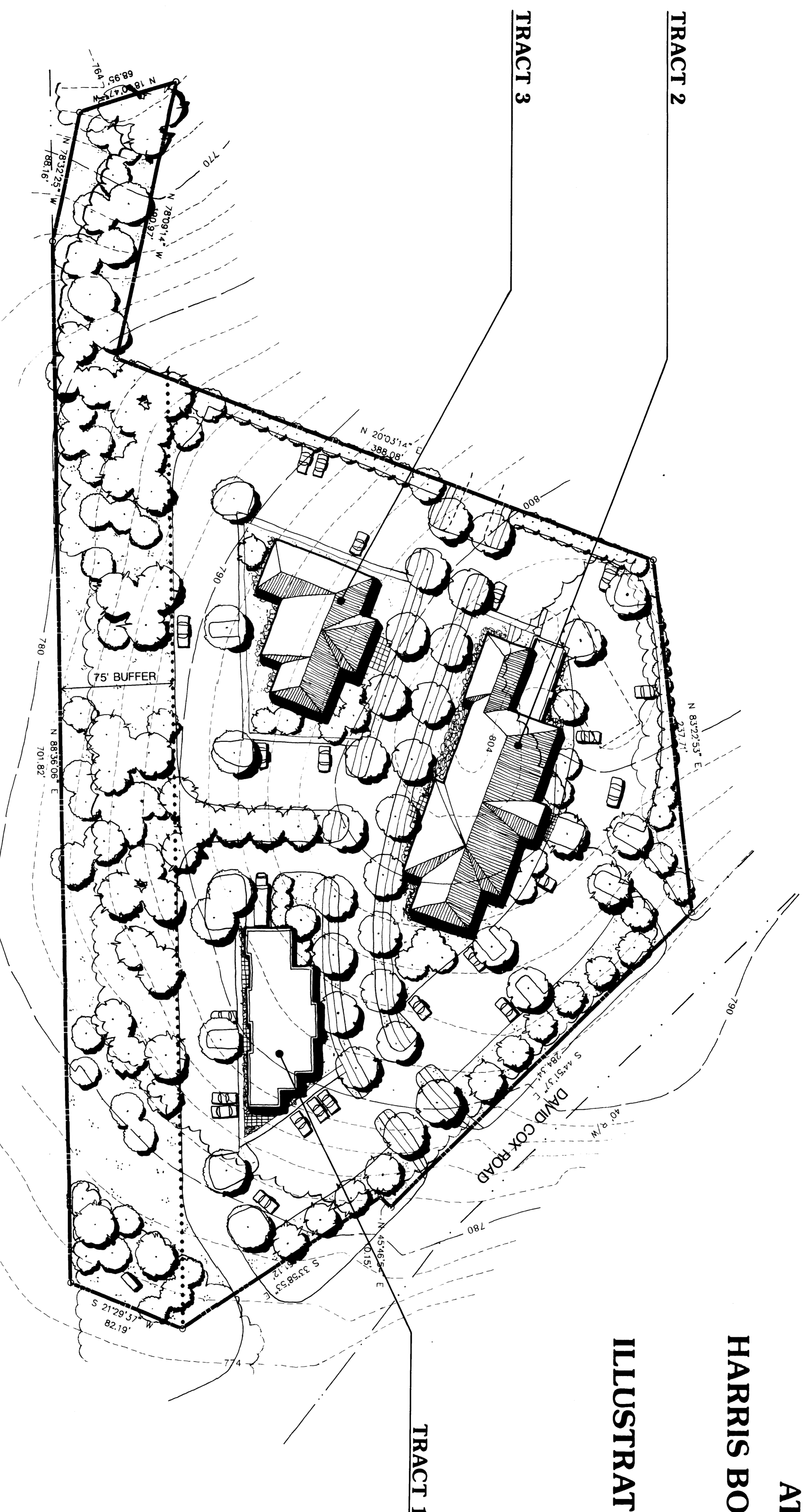
BOUNDARY SURVEY PREPARED BY DAVID L. GRAY, RLS L-3086, TOPOGRAPHIC INFORMATION FROM MECKLENBURG COUNTY AERIAL MAPPING.

MECKLEBURG COUNTY
ALCOHOLIC BEVERAGE CONTROL BOARD

AT

HARRIS BOULEVARD

ILLUSTRATIVE PLAN

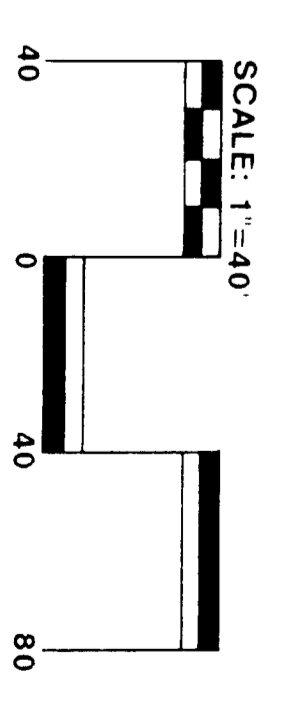
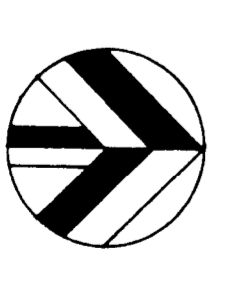


SITE TABULATION

TRACT 1	.85± AC.
TRACT 2	1.38± AC.
TRACT 3	.98± AC.
BUFFER	1.34± AC.
STREET R/W	.33± AC.
TOTAL	4.88± AC.

W. T. HARRIS BOULEVARD

NOTE : THIS SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND REPRESENTS A POTENTIAL SITE CONFIGURATION. THE NUMBER, LOCATION AND SIZE OF PARCELS, BUILDINGS AND PARKING MAY CHANGE.



Tommy Boyer
DATE 11 AUGUST, 1989
PROJECT NO 890434
REVISIONS PER PLANNING COMMISSION
10/20/89 COMMENTS

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO 2 OF 2