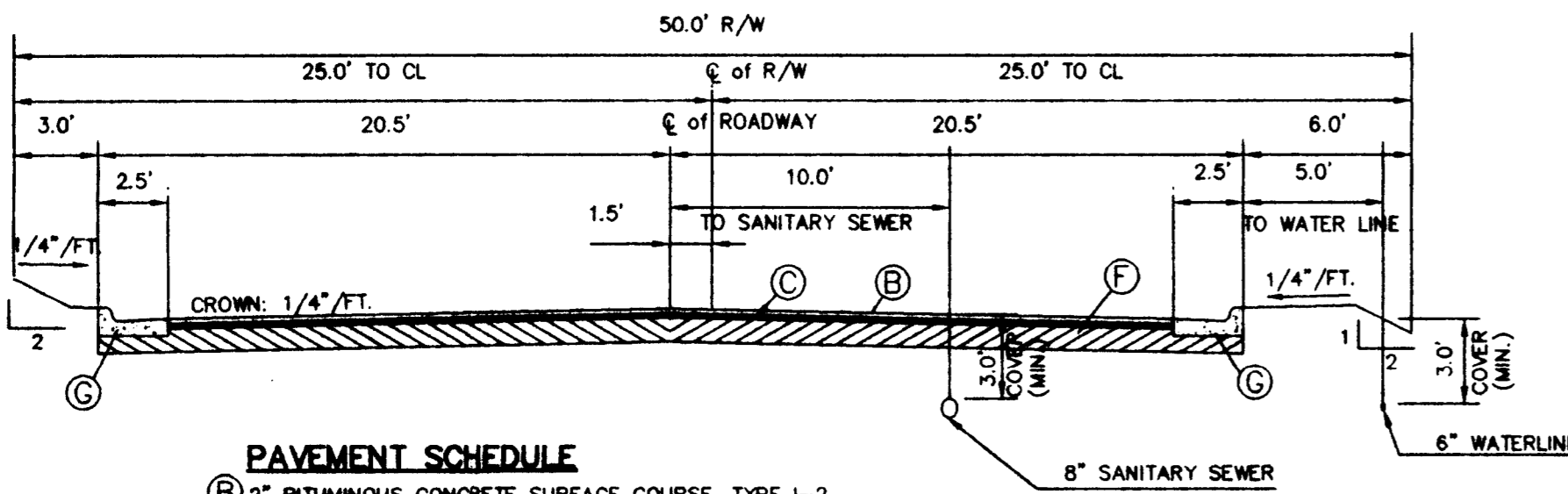


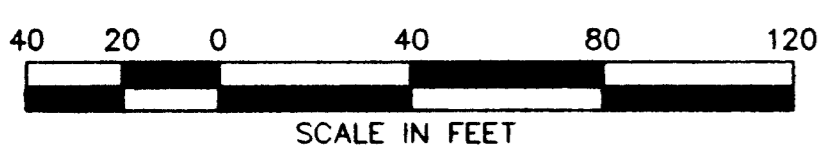
GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION PROVIDED BY STEPHEN B. MULLINS AND ASSOC. P.A., CHARLOTTE, NORTH CAROLINA, (704) 563-0566.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR AND THE ENVIRONMENTAL HEALTH DEPARTMENT.
- REQUIRED PARKING AND LAYOUT SHALL BE IN ACCORDANCE WITH CITY ZONING REGULATIONS.
- REZONING PLAN SHALL COMPLY WITH CITY TREE ORDINANCE.
- REZONING PLAN SHALL COMPLY WITH SECTION 12.302 OF THE CITY ZONING CODE (BUFFERS).
- REZONING DRIVEWAY ENTRANCES SHALL CONFORM TO CDDOT DRIVEWAY REGULATIONS.
- REZONING PLAN SHALL COMPLY WITH ALL APPLICABLE CITY ORDINANCES.
- CLASS "A" BUFFER REQUIRES 9 TREES AND 60 SHRUBS PER EVERY 100 FEET OF BUFFER AREA.
- 25% OF BUFFER TREES SHALL BE EVERGREEN.
- CLASS "C" BUFFER REQUIRES 4 TREES AND 20 SHRUBS PER EVERY 100 FEET OF BUFFER AREA.
- 25% OF BUFFER TREES SHALL BE EVERGREEN.
- MINIMUM TREE SIZE IS 2-INCH CALIPER, 8-FEET TALL. MULTI-TRUNK PLANTS MUST BE IN TREE FORM. MAXIMUM OF 3 TRUNKS AND 8-12 FEET TALL.
- ALL SCREENING SHALL BE IN ACCORDANCE WITH SECTION 12.303 IN THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL SHRUBS USED FOR SCREENING MUST BE 2 1/2' TALL(MIN.) AND 5.0' O.C.(MAX.)AS PER 12.303.
- PETITIONER AGREES TO DEDICATE A 20' STRIP OF LAND FROM STATESVILLE ROAD FOR A DISTANCE OF 312.25', PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- PETITIONER AGREES TO BUILD A NEW ROAD WITHIN THE 50' RIGHT OF WAY FORMED FROM THE EXISTING 30' RIGHT OF WAY AND THE DEDICATED 20' RIGHT OF WAY FROM STATESVILLE ROAD TO THE EXISTING PROPERTY LINE.
- PETITIONER AGREES TO APPLY FOR A SUBDIVISION VARIANCE TO REDUCE THE RIGHT OF WAY ON THE NEW COMMERCIAL STREET FROM THE REQUIRED STD. OF 60.0' TO 50.0' RIGHT OF WAY.
- THERE SHALL NOT BE ANY LIGHTING ON THE RESIDENTIAL SIDE OF BUILDING.
- THE MAXIMUM HEIGHT OF LIGHT POLE SHALL BE 20' FROM THE BASE.



- PAVEMENT SCHEDULE**
- ② 2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE I-2
 - ③ 2" BITUMINOUS CONCRETE BINDER COURSE, TYPE H
 - ④ 10" COMPACTED AGGREGATE BASE COURSE, OR 5" BITUMINOUS CONCRETE BASE COURSE, TYPE HB
 - ⑤ 2" CONCRETE CURB AND GUTTER

COMMERCIAL - INDUSTRIAL STREET



BUILDING DATA:

- A. DESIGN CRITERIA**
- WIND LOAD - 80 MPH
 - LIVE LOAD - 20 PSF
 - DEAD LOAD - 25 PSF
 - ASSUMED SOIL BEARING - 3000 PSF
 - SEISMIC ZONE - 2
- B. BUILDING REQUIREMENTS:**
- BUILDING AREA - 26,007 SF.
 - BUILDING HEIGHT - 18 FT.
 - NO. OF STORIES - 1
 - SPRINKLED - NO
 - CONSTRUCTION TYPE - TYPE IV
 - OCCUPANCY - OFFICE/WAREHOUSE
- C. ZONING:**
- EXISTING - R-4 TO BE CHANGED TO I-1(CD)
- D. TAX PARCEL No.:** 041-071-04
- E. PARKING REQUIREMENTS:**
- PARKING SPACE - 9'X20'
 - HANDICAPPED SPACE - 13'X18'
 - PARKING REQUIRED - 27
 - PARKING PROVIDED - 39
 - HANDICAPPED SPACE REQUIRED - 2
 - HANDICAPPED SPACE PROVIDED - 3
- F. SETBACK REQUIREMENTS:**
- FRONT SETBACK - 20
 - SIDE YARD - 4
 - REAR YARD - 10
- G. TREE REQUIREMENTS:**
- PERIMETER TREES - 6 REQUIRED
 - INTERNAL TREES - 3 REQUIRED
- H. PERVIOUS/IMPERVIOUS AREA:**
- EXIST. IMPERVIOUS AREA - 0.50 FT.
 - FUTURE IMPERVIOUS - 40,887.74 SQ. FT.
 - GREEN AREA - 58,389.47 SQ. FT.
 - TOTAL ACREAGE - 100,277.21 SQ. FT.

PARKING CALCULATIONS

- A. WAREHOUSE AREA:** 16,939.00 SF. 0.25 SPACES / 1000 SF. 5 SPACES REQUIRED
- B. OFFICE AREAS:** 8,469.00 SF. 1 SPACE / 400 SF. 22 SPACES REQUIRED
- THEREFORE 27 SPACES ARE REQUIRED**

OWNER:

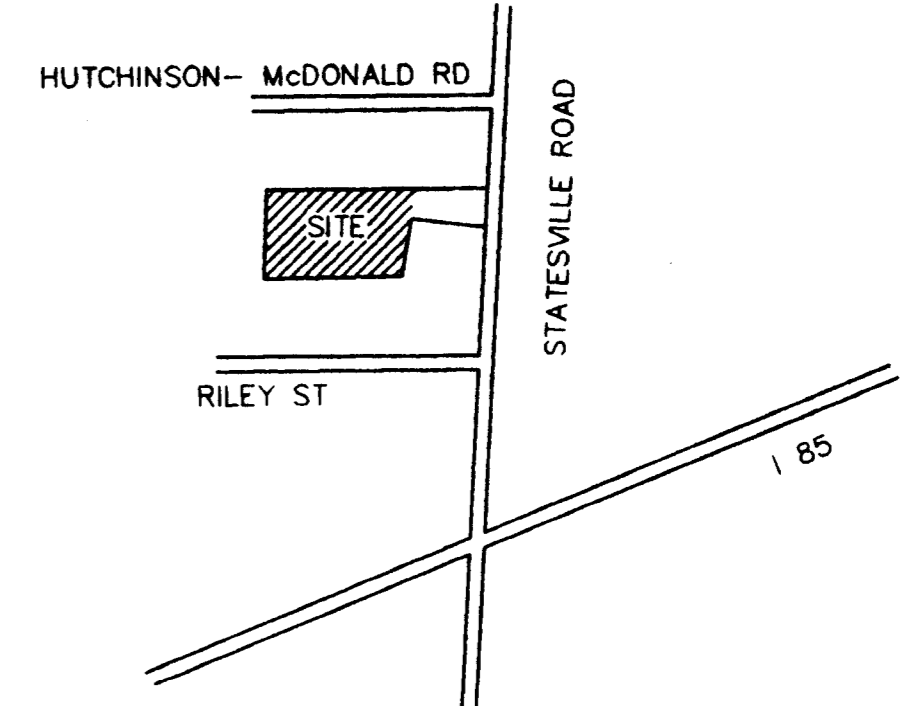
GREG FINNICAN
4525 HEDGEEMORE DRIVE
CHARLOTTE, N.C. 28209

ACRES

TOTAL ACRES = 2.30 AC.

LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED AT THE SOUTHEAST INTERSECTION OF STATESVILLE ROAD AND GREENWOOD AVENUE, HENCE TRAVELLING N 88°45'00" W FOR A DISTANCE OF 312.25', TO THE HENCE TRAVELLING S 01°15'00" W FOR A DISTANCE OF 49.55' TO THE POINT OF THE BEGINNING. FROM THIS POINT, HENCE CONTINUING ALONG S 01°15'00" W FOR A DISTANCE OF 273.05', HENCE N 79°31'13" W FOR A DISTANCE OF 314.25', HENCE N 01°36'19" E FOR A DISTANCE OF 292.20', HENCE S 88°45'00" E FOR A DISTANCE OF 255.93', HENCE TO A CURVE TO THE RIGHT WITH A RADIUS OF 50', AN ARC LENGTH OF 105.50' WITH A CHORD BEARING OF S 35°39'59" E WITH A LENGTH OF 86.99', BACK TO THE POINT OF THE BEGINNING. THIS AREA CONTAINS 2.17 AC.



VICINITY MAP

ADJACENT OWNER:

MINNIE GILBERT KINNEY
2905 CINDY LANE
CHARLOTTE, N.C. 28216
TAX PARCEL NUMBER:
041-071-12
ZONING:
R-3

ADJACENT OWNER:

PAUL J. MCGEE
2814 MIRANDA ROAD
CHARLOTTE, N.C. 28216
TAX PARCEL NUMBER:
041-071-13
ZONING:
R-3

ADJACENT OWNER:

CAROLYN WESTBROOK
3214 HUTCHINSON McDONALD ROAD
CHARLOTTE, N.C. 28269
TAX PARCEL NUMBER:
041-071-11
ZONING:
R-3

ADJACENT OWNER:

PHILLIP H. MOOSE
3200 HUTCHINSON McDONALD ROAD
CHARLOTTE, N.C. 28213
TAX PARCEL NUMBER:
041-071-10
ZONING:
R-3

ADJACENT OWNER:

GREG FINNICAN
4525 HEDGEEMORE DRIVE
CHARLOTTE, N.C. 28209
TAX PARCEL NUMBER:
041-071-08
ZONING:
B-2

ADJACENT OWNER:

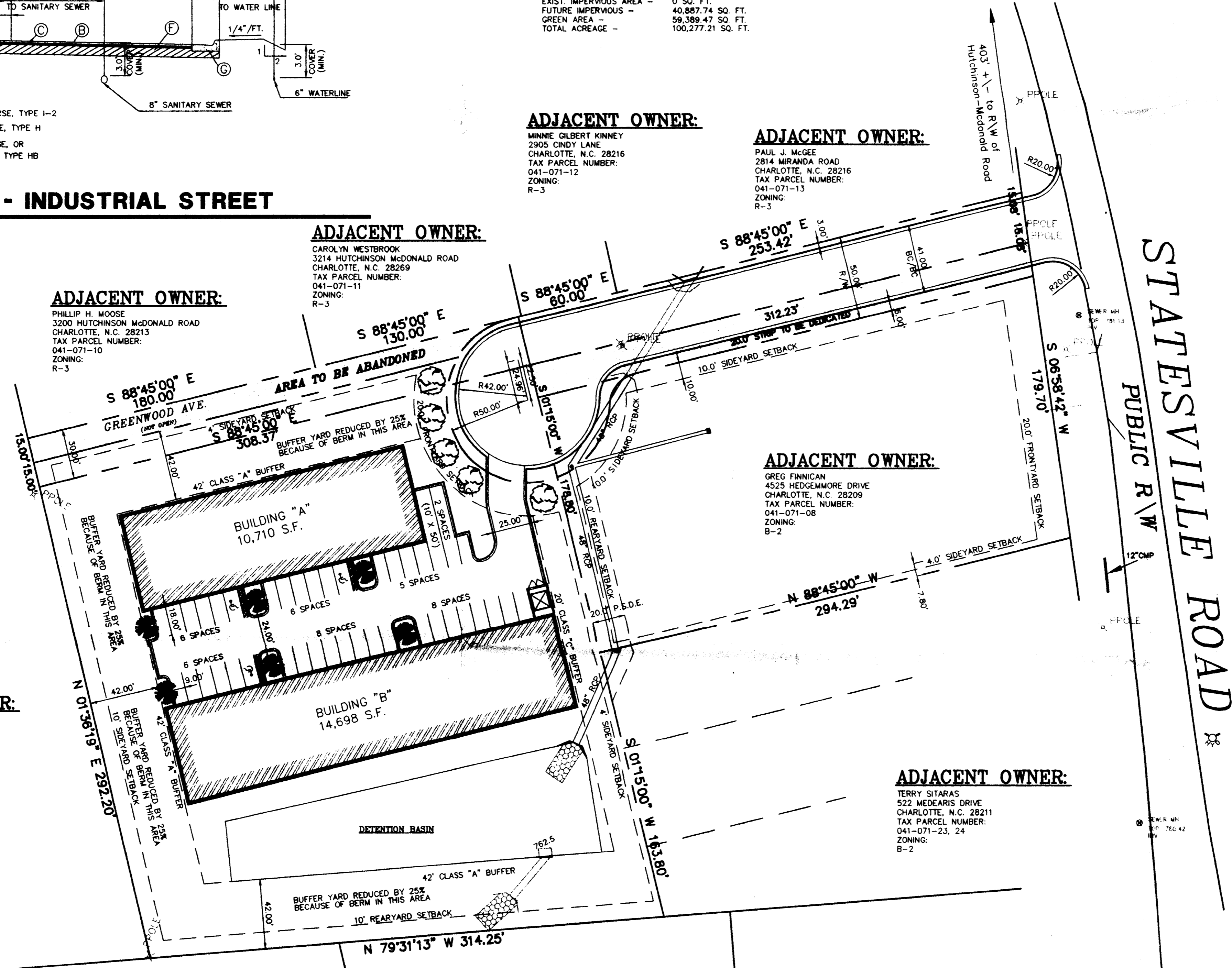
TERRY SITARAS
522 MEDEARIS DRIVE
CHARLOTTE, N.C. 28211
TAX PARCEL NUMBER:
041-071-23, 24
ZONING:
B-2

ADJACENT OWNER:

ROBERT L. HARTON
3139 RILEY AVE.
CHARLOTTE, N.C. 28269
TAX PARCEL NUMBER:
041-071-28
ZONING:
R-3

ADJACENT OWNER:

C. A. STANCLIL
3411 FRANK BROOME ROAD
MONROE, N.C. 28110
TAX PARCEL NUMBER:
041-071-26
ZONING:
R-3



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR LINES
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SETBACK
---	---	ELEVATIONS
---	---	SILT FENCE
---	---	CONSTRUCTION ENTRANCE
---	---	DETENTION AREA
---	---	SIDEWALK
---	---	RIP-RAP
---	---	RIGHT OF WAY
---	---	WATER LINE
---	---	SEWER LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	CURB INLET
---	---	MANHOLE
---	---	JUNCTION BOX
---	---	YARD INLET
---	---	DROP INLET
---	---	POWER POLE
---	---	PIPE
---	---	FIRE HYDRANT
---	---	DIVERSION DITCH
---	---	LARGE MATURING TREE PER CITY APPROVED TREE LIST (OAK)
---	---	SMALL MATURING TREE PER CITY APPROVED TREE LIST
---	---	TREE
---	---	TREE PROTECTION
---	---	BUILDING
---	---	CURB & GUTTER
---	---	SWALE
---	---	OVERHEAD ELECTRIC
---	---	CREEK

APPROVED BY CITY COUNCIL
DATE: 12/20/94

REZONING PETITION 95-23

FROM R-4 TO I-1(CD)
GREENWOOD AVE.

941012

DATE: 12/20/94

DRAWN BY: MEC

DESIGN BY: TCW

CHECKED BY: TCW

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REV 01 02/20/95 GENERAL REVISIONS

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NORTH CAROLINA