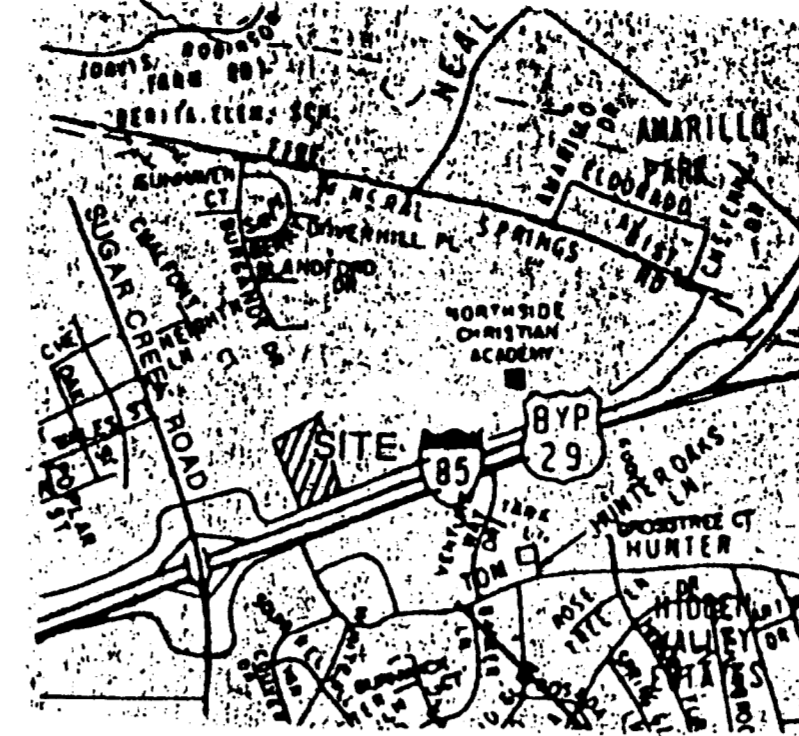


SITE DATA

Parcel Number: 047-011-32
 Existing Zoning: BP
 Proposed Use: Family Entertainment Center (Indoor/Outdoor Amusements)
 Maximum Building SQ. FT.: 16,000 SF
 Acreage: 8.696 Acres



LOCATION MAP

CONDITIONAL DEVELOPMENT NOTES

- The proposed development shall comply with all the City of Charlotte Zoning Ordinance requirements including off-street parking, signage, screening, landscaping and buffers as well as the City of Charlotte Tree Ordinance.
- The proposed building shall include a variety of family oriented games/activities and may include restaurant/food services, but a drive-in window for food shall not be allowed. One ingress/egress (driveway) along the property's frontage shall be allowed for vehicular access. The driveway shall comply with all Charlotte Department of Transportation requirements.
- The precise arrangement of the outdoor activities is subject to final design/construction drawings.
- Light fixtures will be limited to a maximum mounting height of thirty (30) feet.
- A left hand turn lane will be constructed by the Petitioner into the site according to Charlotte Department of Transportation requirements.
- No alcoholic beverages shall be sold or permitted on this facility.
- The dumpster pad will be screened with a wooden enclosure six (6) feet in height with a double swing gate.
- Prior to obtaining a Building Permit for this project, the Petitioner shall dedicate additional right-of-way to meet the required 175 feet from the centerline of I-85, if such measurement does not already exist.
- If additional right-of-way is required, the required building setback will be measured from the new right-of-way line.
- The Petitioner reserves the right to reduce the required forty-six (46) foot buffer along the North side of the property line by twenty-five percent (25%) in accordance with the City of Charlotte Zoning Ordinance. This may be necessary to compensate for land lost if additional right-of-way is required along the property's frontage.
- Normal hours of operation are:
 When school is out:
 Monday through Saturday 9AM - 12AM
 Sunday 10AM - 12AM
 When school is in session:
 Monday through Friday 4PM - 12AM
 Saturday 9AM - 12AM
 Sunday 10AM - 12AM
 During holidays, and other special events, hours will fluctuate to conform with the need in the market area.

Job No:	9501	
Date:	06/30/95	
Revision:		
No.	Date	Description
1	09/13/95	AS PER COMMENTS

Drawn By: G
 Checked By:
 Approved By:
 Date Released for Construction:

MOUNTASIA
 Family Fun Center
 of CHARLOTTE, N.C.

95-79
 Mountasia Development Company
 5895 Winward Parkway, Suite 220
 Alpharetta, Georgia 30202
 Telephone: (770) 442-8640
 Fax: (770) 442-8655

PETITION
 NO. 95-79
 SITE PLAN
 As for PUBLIC
 HEARING

Dwg. No:
C-001
 -9501

047-011-20
 THE NORTHSIDE BAPTIST CHURCH
 5801 NORTH I-85 SERVICE RD.
 CHARLOTTE, NC 28262

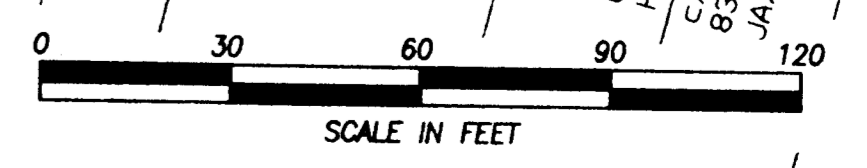
N62°58'52"E 528.08'

46' BUFFER

047-011-35
 MELBA INVESTORS SE, INC.
 C/O BANKERS TRUST CO.
 19 WEST 280 PARK AVENUE
 NEW YORK, NY 10017

047-011-19
 STEVEN G. HARRIS
 122 CHEROKEE RD.
 CHARLOTTE, NC 28207

089-071-09
 HERITAGE EAST APT. ASSOC.
 C/O MARVIN F. PIER, ASSOC.
 8301 CYPRESS PLAZA DR.
 JAX, FL 32256



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