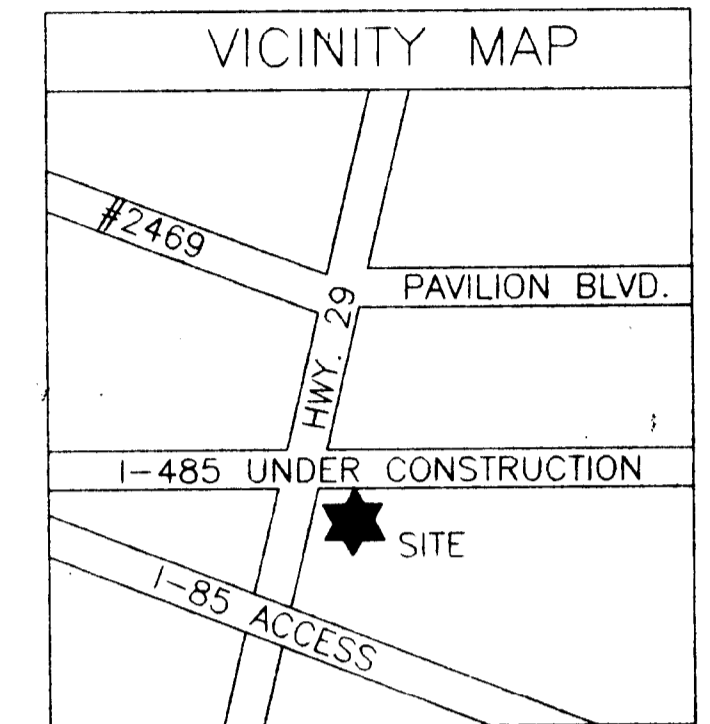


227 West Trade Street • Suite 2060
 Charlotte • North Carolina • 28202
 704/332/1615 • Fax: 704/332/0117



SITE DATA	
EXISTING ZONING:	B-P
PROPOSED ZONING:	B-D (CD)
ALLOWED F.A.R.:	.70
PROPOSED F.A.R.:	.2041
SETBACK:	30'-0"
SIDEYARD:	10'-0"
REARYARD:	10'-0"
MAX. BLDG. HT.:	40'-0"
LOT SIZE:	19,232 ACRES
SITE AREA:	837,725 SF
PROPOSED USE:	STORAGE
MAX. BLDG. AREA:	175,000 SF
75'-0" BUFFERS:	CLASS B

MORNINGSTAR GROUP INC. #96-33(c)
 APPROVED BY COUNTY COMMISSION
 DATE OCTOBER 8, 1996

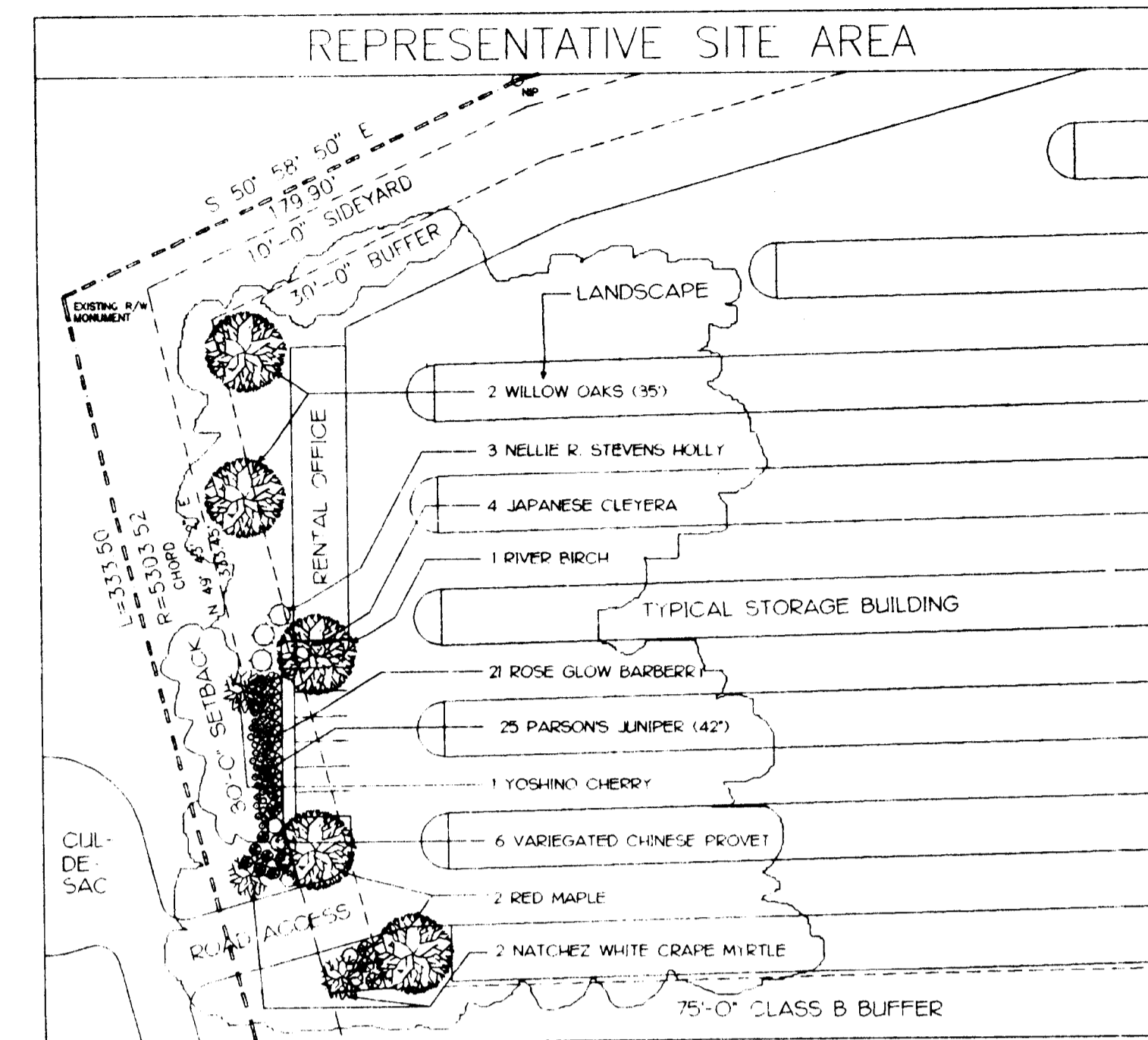
ODA 903
 JUNE 24, 1996
 ISSUED:

REVISIONS: AUGUST 16, 1996
 24 SEP 96

ILLUSTRATIVE
 SITE PLAN

SP-1

- GENERAL NOTES**
1. THE PROPOSED PLAN WILL COMPLY WITH ALL REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE INCLUDING PARKING, SCREENING AND BUFFERS.
 2. THE PROPOSED PLAN WILL COMPLY WITH MECKLENBURG COUNTY LANDSCAPE REQUIREMENTS INCLUDING BUFFER AND SCREENING REQUIREMENTS OF SECTIONS 12.302 AND 12.303 OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE.
 3. EXISTING TREES IN THE BUFFER WILL BE PRESERVED IN THAT NO GRADING, STORMWATER RETENTION FACILITY, PARKING OR MANEUVERING WILL TAKE PLACE IN THE BUFFERS.
 4. EXTERIOR LIGHTING WILL BE SHIELDED OR ORIENTED TO PREVENT IMPACT ON NEIGHBORING RESIDENTIAL PROPERTY. POLES SHALL NOT EXCEED 20' IN HEIGHT.
 5. NO DEVELOPMENT OR FILLING WILL BE PERMITTED IN THE FLOODWAY FRINGE AREA.
 6. THERE SHALL BE NO OVERNIGHT PARKING OF TRUCKS OR TRAILERS ON THE SITE.



GREENWAY NOTE: THE PETITIONER AGREES TO DEDICATE THE FLOODWAY FRINGE AREA TO THE MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY. FOR GREENWAY PURPOSES.

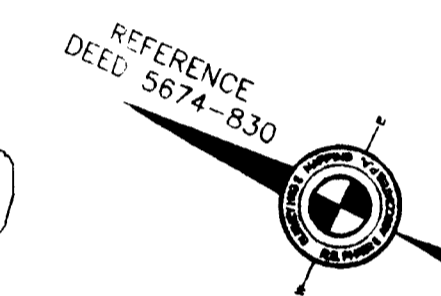
ACGW DEVELOPMENT P.A.
 4200 HYDE PARK DRIVE
 CHARLOTTE, N.C. 28216
 029-051-05
 (LOCATED ACROSS THE PUBLIC R/W)

FUNDED LAND INVESTMENT PARTNERS
 C/O T.B. HARRIS, JR.
 741 KENILWORTH AVENUE #201
 CHARLOTTE, N.C. 28204
 051-032-03

MARTIN MARIETTA MATERIALS
 POST OFFICE BOX 30013
 RALEIGH, N.C. 27622
 051-032-03

PAVILION PARTNERS
 C/O PACE ENTERTAINMENT CORPORATION
 515 OAK BOULEVARD #300
 HOUSTON, TX 77027
 051-063-01

MARTIN MARIETTA MATERIALS
 POST OFFICE BOX 30013
 RALEIGH, N.C. 27622
 051-062-01



ANN S. BUCHANAN & RICHARD M. STAFFORD (B/W)
 410 WHISPERING WIND LANE
 ALPHARETTA, GA. 30202
 029-041-19
 (LOCATED ACROSS THE PUBLIC R/W)

QUEEN'S GRANT L.L.C.
 10400 JOHN PRICE ROAD #51
 CHARLOTTE, N.C. 28217
 051-033-05A

DONALD FONTENOT
 203 DESIRE STREET
 CHARLOTTE, N.C. 28262
 051-033-05B

JOHN AND MARY BLACK
 325 ESPLANADE STREET
 CHARLOTTE, N.C. 28262
 051-033-05C

ROBERT CALDWELL
 329 ESPLANADE STREET
 CHARLOTTE, N.C. 28262
 051-033-05D

GORDON WOOD & SHEILA STRONG
 321 ESPLANADE STREET
 CHARLOTTE, N.C. 28262
 051-033-05E

SITE SURVEY		
MORNINGSTAR GROUP		
DEED 5674-830 LESS 7239-308		
TAX NUMBER 051-032-02		
CRAB ORCHARD TOWNSHIP		
MECKLENBURG COUNTY, N.C.		
ACAD 394/1		
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
1900 E. SEVENTH STREET CHARLOTTE, N.C. 28204 TEL. (704) 376-2866		
SCALE:	DATE:	FILE NO.:
1" = 100'	JUNE 19, 1996	W-1946

FOR PUBLIC HEARING
 PETITION NUMBER 96-33. (C)

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 5, 1993.

THIS IS TO CERTIFY THAT ON THE 19 DAY OF JUNE 19 96 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS IF ANY, ARE AS SHOWN HEREON THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 N.C.A.C. 56) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED C. CLARK NELSON