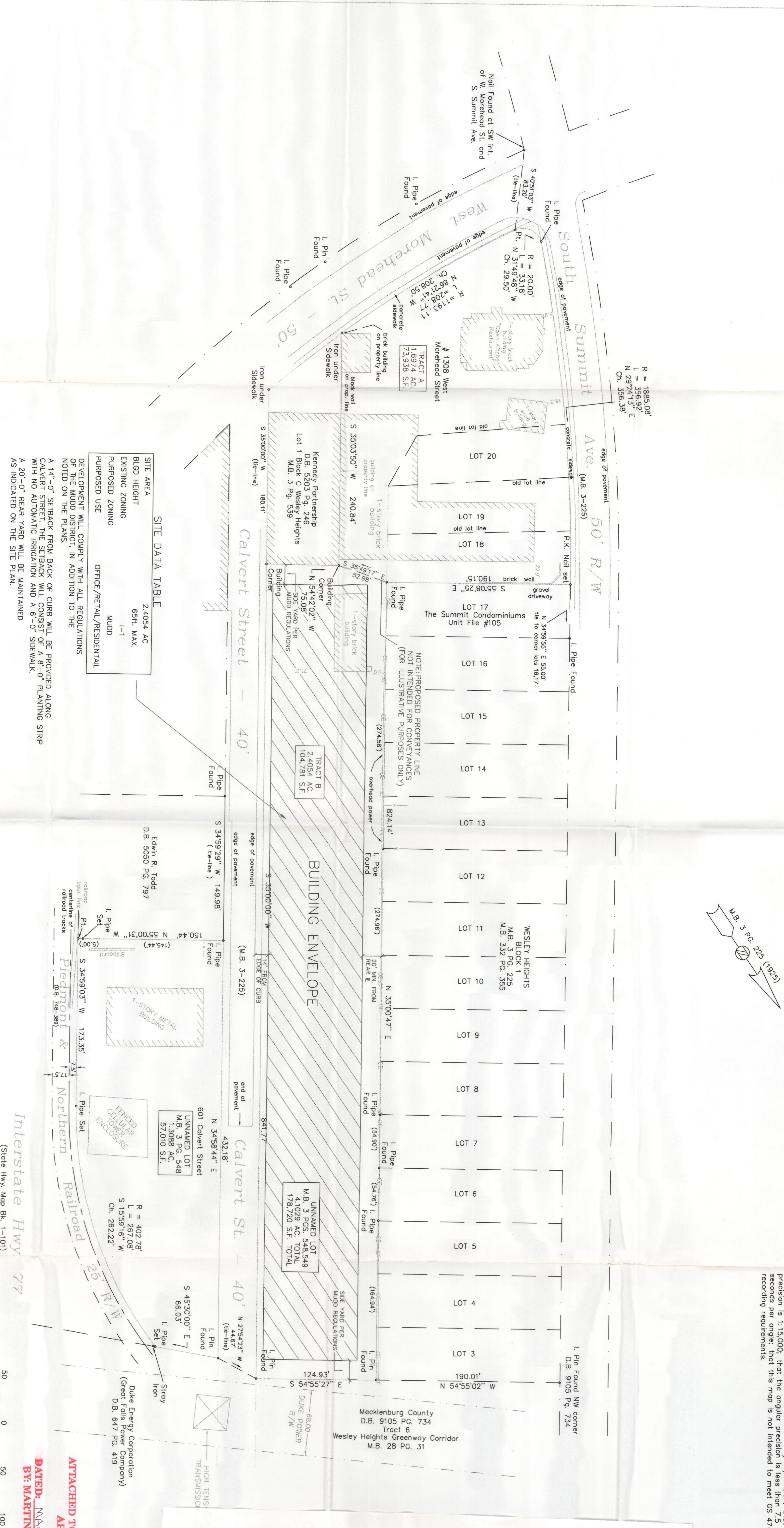


LEGEND
 CH. chond
 S.I. surface length & radius
 S.I. source file (to coordinates)
 I.P.I.N. iron survey stake
 conc. concrete
 o/c air conditioner
 M.B. DB record map and deed references
 OC utility pole



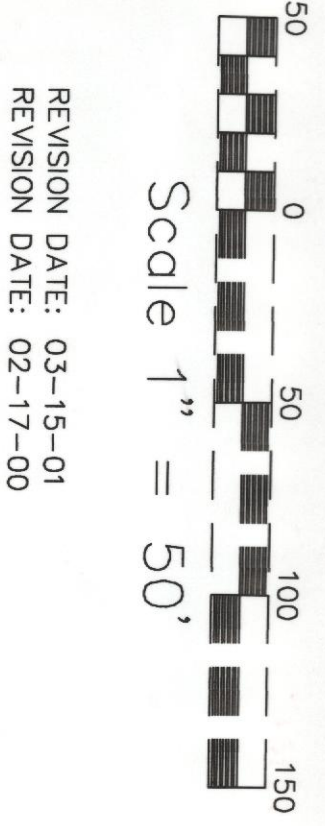
SITE DATA TABLE

SITE AREA	2.4054 AC
BIDD HEIGHT	69ft. MAX.
EXISTING ZONING	I-1
PURPOSED ZONING	MUD
PURPOSED USE	OFFICE/RETAIL/RESIDENTIAL

DEVELOPMENT WILL COMPLY WITH ALL REGULATIONS OF THE MUD DISTRICT, IN ADDITION TO THE NOTED ON THE PLANS.
 A 14'-0" SETBACK FROM BACK OF CURB WILL BE PROVIDED ALONG CALVERT STREET. THE SETBACK WILL CONSIST OF A 8'-0" PLANNING STRIP WITH NO AUTOMATIC IRRIGATION AND A 6'-0" SIDEWALK.
 A 20'-0" REAR YARD WILL BE MAINTAINED AS INDICATED ON THE SITE PLAN.

NOTES

- 1.) SEE MAPS RECORDED IN MB 3-225, MB 3-539, MB 3-548, MB 3-549 and MB 3-563.
- 2.) SOURCE OF TITLE IN DEED BOOK 422 PAGE 115.
- 3.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED FOR THIS SURVEY. OWNER IS ADVISED TO CONTACT NC ONE CALL UTILITY LOCATING SERVICE BEFORE BEGINNING ANY EXCAVATION.
- 4.) THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION, WHICH MAY REFLECT ADDITIONAL EASEMENTS OR MATTERS OF TITLE.



REVISION DATE: 03-15-01
 REVISION DATE: 02-17-00

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: MARCH 16, 2001
 BY: MARTIN R. GRAMTON, JR.

BOUNDARY SURVEY OF
 1308 WEST MOREHEAD STREET & 601 CALVERT STREET
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 E.C. GRIFFITH COMPANY
 Description taken from Map Book 3 Page 225
 Scale 1" = 50'
 March 9, 1998
 Andrew G. Zoutewelle, L-3098
 1914 Brunswick Avenue, Charlotte, NC 28207

THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON MY BEST KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION. PRECISION IS GREATER THAN 1:15,000.
 STATE OF NORTH CAROLINA, Mecklenburg County
 I, ANDREW G. ZOUTEWELLE, do hereby certify that this map was drawn from an actual field survey performed under my supervision; that the precision is 1:15,000; that the angular precision is less than 7.5 seconds per angle; that this map is not intended to meet OS 47-30 recording requirements.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Gramton, Jr.
 Planning Director

DATE: March 16, 2001

SUBJECT: Administrative Approval for Petition 2000-59, Michael O'Brien

Attached is a copy of the revised plan for the above rezoning petition. The original MUD(D) site plan indicated the side yards to be 20 feet per the MUD(D) regulation. Twenty feet is not the side yard requirement for the MUD(D) district. The MUD(D) side yard requirement is none, or a 10-foot building separation is required for a residential use. Therefore, the request to amend the side yard to state "side yard per MUD(D) regulations" is acceptable. The concern during the rezoning process was to have a condition on the plan requiring a 20' rear yard adjacent to residentially zoned properties and that condition remains a part of the site plan.

Since this change meets the intent of the rezoning and is allowed according to section 6.206 of the City Zoning Ordinance, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

AS FOR PUBLIC HEARING
 PETITION NO. 2000-59

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: January 2, 2003

TO: Robert Brandon
Zoning Administrator

FROM: 
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-39 by Michael O'Brien.

Attached is a revised plan for the above petition. The plan has been revised to indicate a .190 acre portion of the site to be used for parking. Since this change is minor, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.



Architecture

• Community Planning

• Development

**NEIGHBORING
CONCEPTS**
Providing Direction For Vision

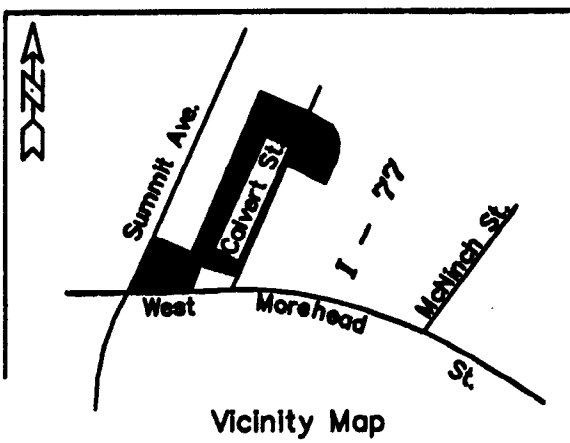
27 December 2002

Tim Manes
Charlotte Mecklenburg Planning Commission
700 East Fourth Street
Charlotte NC 28202

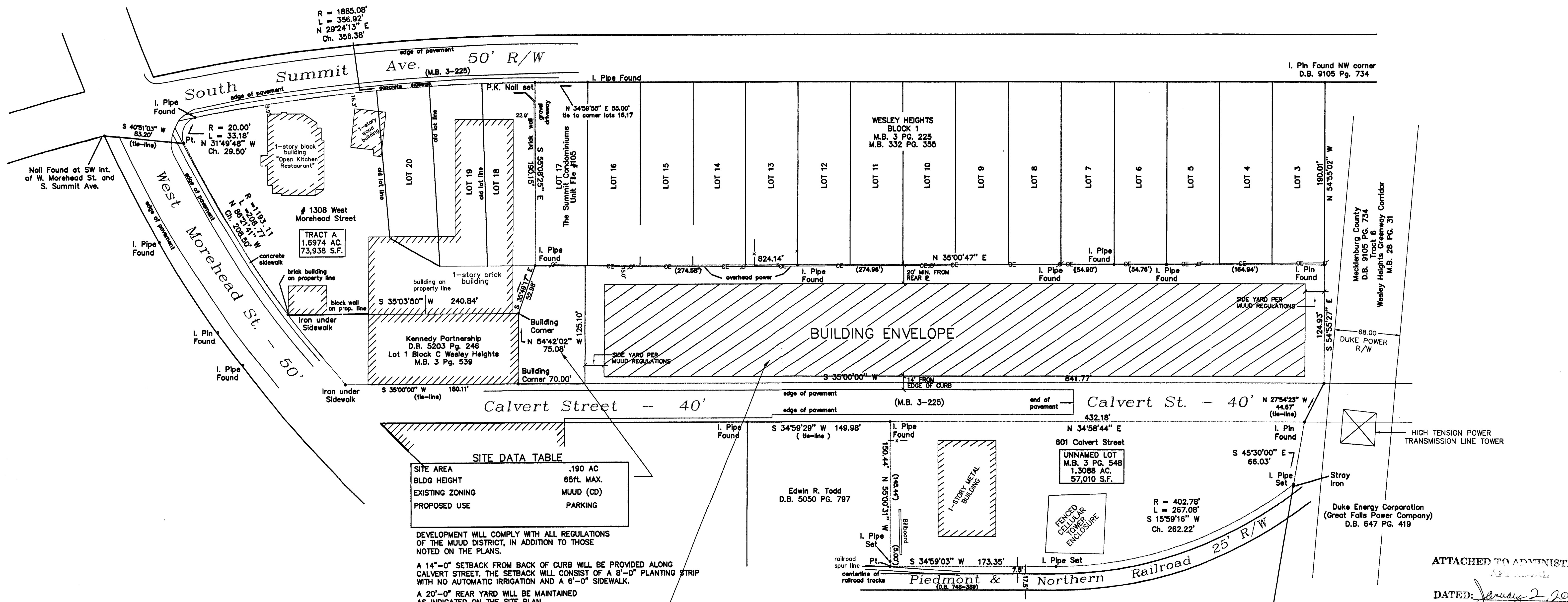
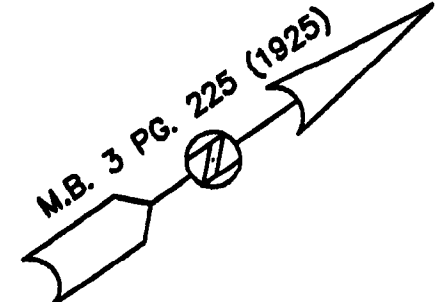
Dear Tim:

This letter is to request that the proposed uses for the attached property be amended as indicated. We are subdividing out a parcel of approximately .2 acres, and intend for its use to be parking. Thank you for your help on this.

Michael O'Brien
Manager
Calvert Street Development LLC



LEGEND
 ch. chord
 L,R curve length & radius
 s.f. square feet (by coordinates)
 I.PIN iron survey stake
 conc. concrete
 a/c air conditioner
 MB, DB record map and deed references
 OE overhead utilities
 -o- utility pole



SITE DATA TABLE

SITE AREA	.190 AC
BLDG HEIGHT	65ft. MAX.
EXISTING ZONING	MUUD (CD)
PROPOSED USE	PARKING

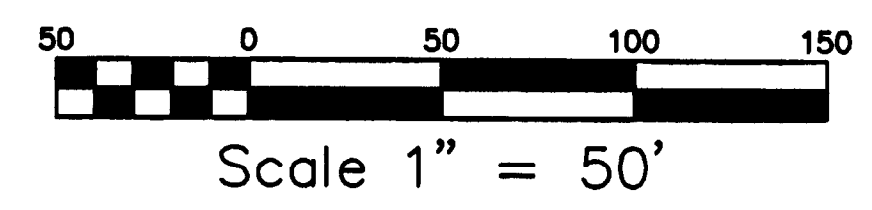
DEVELOPMENT WILL COMPLY WITH ALL REGULATIONS OF THE MUUD DISTRICT, IN ADDITION TO THOSE NOTED ON THE PLANS.
 A 14'-0" SETBACK FROM BACK OF CURB WILL BE PROVIDED ALONG CALVERT STREET. THE SETBACK WILL CONSIST OF A 8'-0" PLANTING STRIP WITH NO AUTOMATIC IRRIGATION AND A 6'-0" SIDEWALK.
 A 20'-0" REAR YARD WILL BE MAINTAINED AS INDICATED ON THE SITE PLAN.

SITE DATA TABLE

SITE AREA	2.215 AC
BLGD HEIGHT	65ft. MAX.
EXISTING ZONING	MUUD(CD)
PURPOSED USE	OFFICE/RETAIL/RESIDENTIAL

DEVELOPMENT WILL COMPLY WITH ALL REGULATIONS OF THE MUUD DISTRICT, IN ADDITION TO THE NOTED ON THE PLANS.
 A 14'-0" SETBACK FROM BACK OF CURB WILL BE PROVIDED ALONG CALVERT STREET. THE SETBACK WILL CONSIST OF A 8'-0" PLANTING STRIP WITH NO AUTOMATIC IRRIGATION AND A 6'-0" SIDEWALK.
 A 20'-0" REAR YARD WILL BE MAINTAINED AS INDICATED ON THE SITE PLAN.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: January 2, 2003
 BY: MARTIN K. CRAMTON, JR.



REVISED CONDITIONAL USE PLAN
 ORIGINAL PETITION #2000-39

REVISION DATE: 12-26-02

