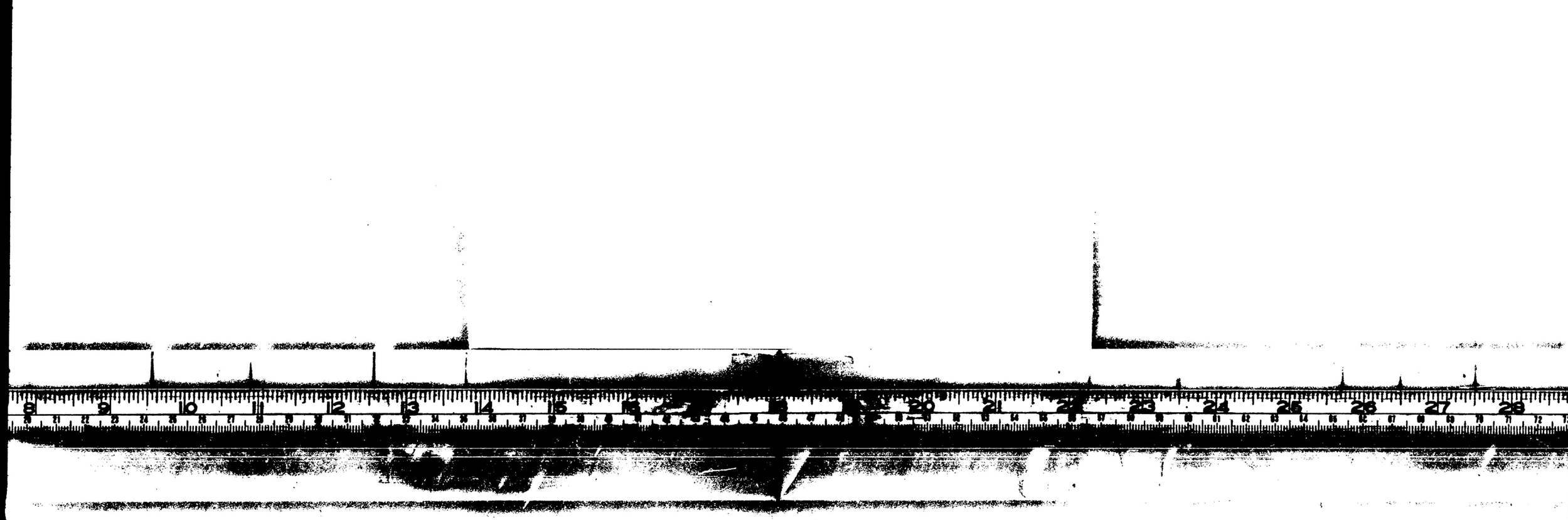
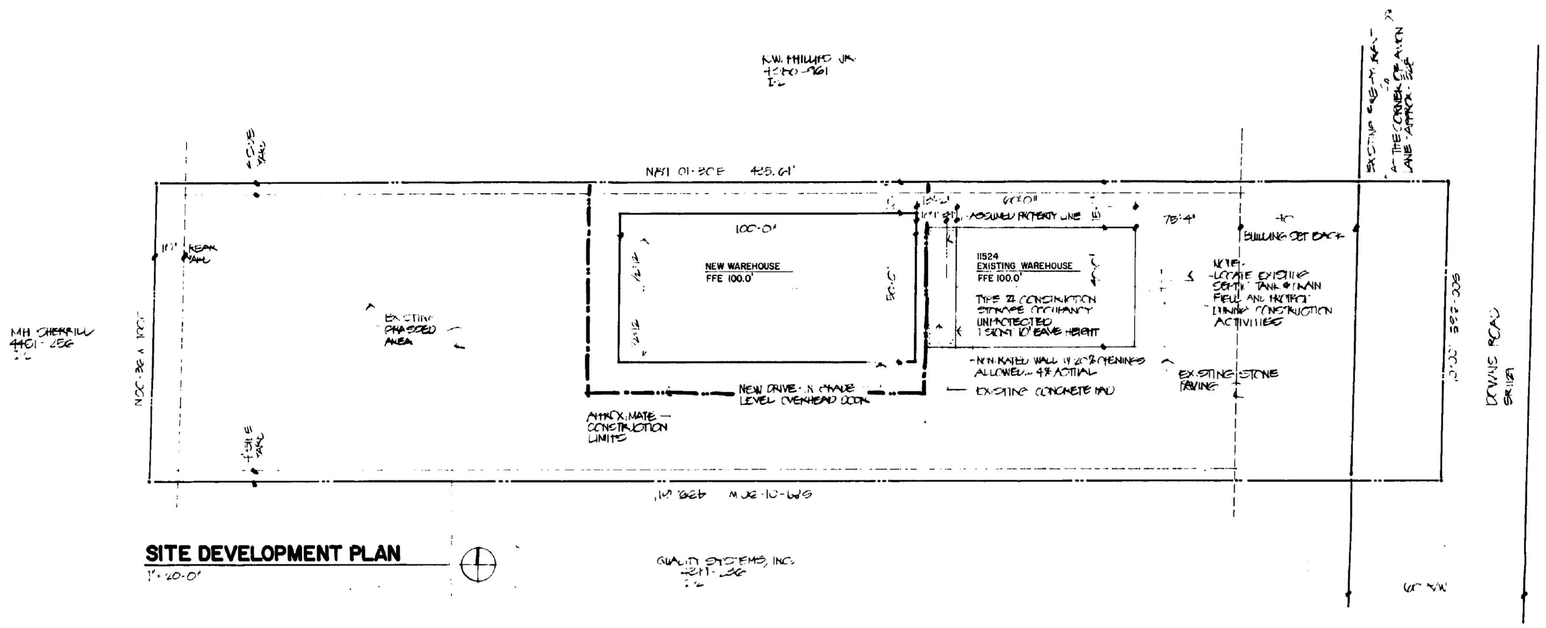
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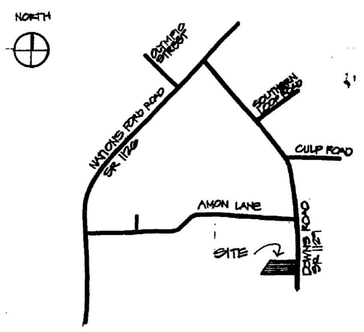




SITE DEVELOPMENT PLAN

1"=20'-0"

SITE LOCATION MAP



NOT TO SCALE

ZONING DATA

ZONING CODE SUMMARY

(Reproduce the following data on the site plan)

PROJECT NAME: New Warehouse for Charles Saunders

OWNER: Charles Saunders PHONE # 70-588-5888

PLANS PREPARED BY: John A. Williams, P. E. PHONE # 704/553-0836

ZONING: I-2 JURISDICTION: Mecklenburg County

PROPOSED USE: Storage of low hazard non-combustible materials

BUILDING HEIGHT: 14 Feet, Stories: One (1)

BUILDING COVERAGE: 5,000 Sq. Ft. GROSS FLOOR AREA: 5,000 Sq. Ft.

LOT SIZE: 1 acre Sq. Ft./Acres NUMBER OF UNITS/BUILDING: —

YARD REQUIREMENTS:

Setback (Front): 40 ft. from R/W, 70 ft. from C/L of R/W
Side Yard (L): 4 ft. Side Yard (R): 4 ft.
Rear Yard: 10 ft.

REQUIRED BUFFERING:

Front: No / Yes ____ ft. Rear: No / Yes ____ ft.
Side (L): No / Yes ____ ft. Side (R): No / Yes ____ ft.

REQUIRED SCREENING:

Front: No / Yes Rear: No / Yes
Side (L): No / Yes Side (R): No / Yes
Parking Only: No / Yes

PAVEMENT COVERAGE: No Additional Paving sq. ft./acres

INTERIOR LANDSCAPING: Required 0 sq. ft., provided 0 sq. ft.

PARKING DATA: (specify requirement, zoning ordinance and section number)
Both the existing building and the new building are unoccupied. No additional parking is required.

Required: 0 Provided: 0 Handicap: 0 Compact: 0
Carpool: 0 Loading Spaces: 0

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

NOTES:

1. BOUNDARY INFORMATION TAKEN FROM A PHYSICAL SURVEY SUPPLIED BY R.B. PHARR WITH R.B. PHARR & ASSOCIATES, REGISTERED SURVEYORS.
2. BUILDING SITE IS PRE-GRADED. REMOVE TOP SOIL AND FINE GRADE TO SUB-GRADE ELEVATION.
3. GRADING CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING EXCAVATION.
4. TOTAL DISTURBED AREA FOR THIS PHASE OF CONSTRUCTION IS LESS THAN ONE ACRE.
5. DISTURBED AREAS WILL BE SEEDED AND MULCHED AS SOON AS IS PRACTICAL AFTER GRADING IS COMPLETED. SEED MIXTURE SHALL BE APPROPRIATE FOR THE SEASON DURING WHICH IT IS APPLIED. GRASS AREAS SHALL GERMINATE TO ACHIEVE AN 80% AVERAGE COVER.
6. NO OFF-SITE BORROW OR WASTE IS REQUIRED.

METROLINA BUILDERS, INC.
GENERAL CONTRACTORS
4800 Hebron St.
Charlotte, North Carolina 28217
Phone 704 553 0836
P.O. Box 240338
Charlotte, North Carolina 28224

NORTH CAROLINA REGISTERED 14634 ENGINEER JOHN A. WILLIAMS

A NEW WAREHOUSE FOR:

CHARLES SAUNDERS

CHARLOTTE, NC

7 JULY 1993
M-IC-93
DE.NORWOOD

S1

MARGINAL FOR MICROFILMING