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ARCHITECT'S PROJECT #07232

Project #
METROLINA LANDSCAPING
6100 BROOKSHIRE BLVD
Charlotte, North Carolina

Sheet Description #
SITE LAYOUT & PAVING PLAN

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Drawn By:
Checked By:
CL HELT
Revisions:
1 REVIEW COMMENTS 2-27-09
2
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Seal
Date:
8/28/08
Sheet No.
C-1RZ
of 1

GENERAL NOTES

General
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the industrial zoning district shall be followed in connection with development taking place on the Site.

Setbacks, Side Yards and Rear Yards
Development of the Site shall comply with the setback, side yard and rear yard requirement of the Ordinance. The specific setbacks, and rear yard requirements are more particularly depicted on the Site Plan. No buildings, parking spaces, maneuvering areas or play space may be located within the setback or yards.

Buffer Areas
A 90 foot Class A buffer shall be established along the rear, north-east property line of the Site, and shall conform to the standards for a Class A buffer set out in Section 12.302 of the Ordinance.

In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements of the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer area pursuant to the requirements contained in the zoning ordinance.

Any elimination or reduction of buffer requirements on the site plan must comply with the requirements contained in the zoning ordinance.
Existing trees within the Class A buffer shall be preserved.

No buildings, parking spaces, maneuvering areas, detention areas or play space may be located within the buffer area.
Landscaping and Screening / Tree Ordinance
Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.

Development of the Site shall comply with the City of Charlotte Tree Ordinance.
Architectural Commitments
The maximum height of any building constructed on the Site shall be 40 feet above grade. The proposed buildings shall be in character with the existing structure on site.

Lighting
All exterior light fixtures shall be shielded with full cut-off fixtures and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
The maximum height of any freestanding light fixture installed on the Site, including its base, shall be 20 feet.

Wall pack type light fixtures shall be prohibited.
All existing light fixtures meet these requirements and are to remain.

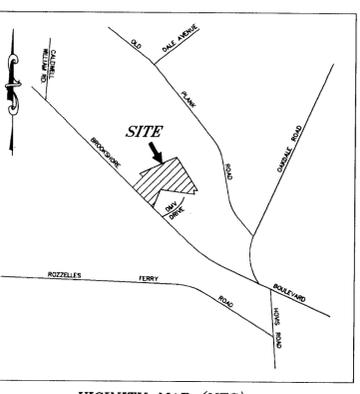
Signs
All signs placed on the Site will be erected in accordance with the requirement of the Ordinance.

Vehicle Access
Vehicle access to the Site shall be as generally depicted on the Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

Storm Water
Site plan was submitted and accepted by review prior to the July 1, 2008 deadline for non-compliance of the approved and adopted Post Construction Controls Ordinance.

Acknowledgement of other Standard Development Requirements
The petitioner acknowledges that other standard development requirements imposed by other City Ordinances, Standards, Policies and appropriate Design Manuals will exist. Those criteria will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards and policies in existence at the time of a formal engineering plan review submission the more stringent conditions or requirements shall apply.

Binding Effect of the Rezoning Petition
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



VICINITY MAP (NTS)

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2789.93'	50.19'	50.19'	N 49°07'00" W	1°01'50"

VERTICAL PARTNERS
P.I.D. # 03506C99
ZONED - I-1
LAND USE - WHAREHOUSE

DONALD E MCGINN AND
JEFFREY A HINDMARSH
P.I.D. # 03507101
ZONED - R-4
LAND USE - SING. FAM.

DENNIS EUGENE MCGINN
AND SUSAN ALLEN
P.I.D. # 03507106
ZONED - R-4
LAND USE - SING. FAM.

KATHY T. & SONYA S. GARMON
P.I.D. # 03506104
ZONED - I-1
ACREAGE - 12.165 ACRES
LAND USE - COMMERCIAL

NICK C COPPIS
P.I.D. # 03506111
ZONED - I-1
LAND USE - COMMERCIAL

BENJAMIN LEE MCGINN
P.I.D. # 03502111
ZONED - R-4
LAND USE - SING. FAM.

CHARLES E JR HORNE AND
PATRICIA N HORNE
P.I.D. # 03506136
ZONED - I-1
LAND USE - WHAREHOUSE

CHARLES E JR HORNE AND
PATRICIA N HORNE
P.I.D. # 03506107
ZONED - I-1
LAND USE - VACANT

W DALE WALLS AND
NANCY A WALLS
P.I.D. # 03502153
ZONED - I-1
LAND USE - WHAREHOUSE

1 SITE LAYOUT & PAVING PLAN
C-1
Scale: 1" = 60'

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER LINE	SS	SS
STORM SEWER	PIPE SPEC & SLOPE	PIPE SPEC & SLOPE
WATER LINE	W	W
GAS LINE	G	G
POWER LINE	P	P
TELEPHONE LINE	T	T
SPOT ELEVATION	+97.00	+100.35
SEWER MANHOLE	SS	SS
STORM MANHOLE	ST	ST
ELECTRICAL MANHOLE	E	E
WATER VALVE	WV	WV
FIRE HYDRANT	HY	HY
LIGHT POLE	LP	LP
TELEPHONE PEDESTAL	TP	TP
TRANSFORMER	TR	TR
UTILITY POLE	UP	UP
PROPERTY CORNER	PC	PC
PROPERTY BOUNDARY	---	---
CONTOUR - 1' INT.	~	~
CONTOUR - 5' INT.	~	~

ABBREVIATIONS

R/W	RIGHT OF WAY
EOP	EDGE OF EXISTING PAVEMENT
EOP	PROPOSED EDGE OF PAVEMENT
CJ	SAWED CRACK CONTROL JOINT
EIP	EXISTING IRON PIN
NIP	NEW IRON PIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
TOC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FFE	FINISHED FLOOR ELEVATION
FOB	FACE OF BUILDING
FOC	FACE OF CURB
BOC	BACK OF CURB
PI	POINT OF INTERSECTION
DI	STORM SEWER DROP INLET
CI	STORM SEWER CURB INLET
YI	STORM SEWER YARD INLET (HDPE)
PID	PARCEL TAX ID NUMBER
CONC.	CONCRETE
C	CENTER LINE
PP	POWER POLE
SP	SERVICE POLE
LP	LAMP POST
GV	GAS VALVE
(AL)	APPROXIMATE LOCATION
FH	FIRE HYDRANT
N.O.F.	NOW OR FORMERLY
TYP.	TYPICAL

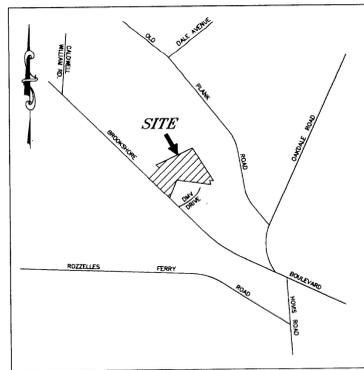
SITE SUMMARY

PROJECT NAME: METROLINA LANDSCAPING
OWNER: JOE GARMON PHONE: (704) XXX-XXXX
PLANS PREPARED BY: SITE & STRUCTURE, P.C. PHONE: (704) 573-7800
ZONING: I-1 JURISDICTION: CITY OF CHARLOTTE
TAX PARCEL NUMBER: 03506104
ADDRESS: 6100 BROOKSHIRE BLVD., CHARLOTTE N.C.
PROPOSED USE: CONTRACTOR'S OFFICE
PROPOSED BUILDING HEIGHT: 20'-0" STORIES: 1
EXIST. BLDG. COVERAGE: 12,379 SQ. FT. PROPOSED BLDG. COVERAGE: 10,531 SQ. FT.
TOTAL BLDG. COVERAGE: 22,910 SQ. FT.
EXIST. IMPERVIOUS AREA: 394,392 SQ. FT. PROP. IMPERVIOUS AREA: ~24,139 SQ. FT.
LOT SIZE: 529,907 SQ. FT. (12.165 AC.) IMPERVIOUS PERCENTAGE: 70%
NO DETENTION REQUIRED (NET DECREASE IN IMPERVIOUS)
YARD REQUIREMENTS:
FRONT SETBACK: 20 FT. REAR YARD SETBACK: 10 FT.
SIDE YARD LEFT: 0 FT. SIDE YARD RIGHT: 0 FT.
REQUIRED BUFFERS:
FRONT: NO / YES 0 FT. REAR: NO / YES 90 FT.
SIDE (L): NO / YES 0 FT. SIDE (R): NO / YES 0 FT.
DISTURBED AREA: 0.78 AC. (33,890 SQ. FT.) NO GRADING PERMIT REQUIRED
VEHICLE PARKING DATA:
(OFFICE) 1 SPACE PER 300 SQ. FT. x 6,594 SQ. FT. = 22 SPACES
(INDUSTRIAL) 1 SPACE PER 400 SQ. FT. x 16,316 SQ. FT. = 41 SPACES
REQUIRED: 63 HANDICAP: 4 PROVIDED: 99
ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY

SCOPE OF WORK: ADDING TWO PROPOSED ADDITIONS, RE-CONFIGURING PARKING LOT STRIPPING AND REMOVING EXISTING PAVEMENT, ADDING NEW PRIVATE HYDRANT & ADDING NEW GAS ISLAND.

MODIFY EXIST. PARKING LOT AS SHOWN - NO NEW PAVEMENT SHALL BE ADDED EXCEPT TO PATCH EXIST. PARKING LOT PER OWNER - HATCHED AREA DESIGNATES AREA WHERE PAVEMENT WILL BE REMOVED TO PROVIDE GRASSSED AREA
CLOSE EXIST. DRIVES AS REQ'D BY NCDOT & CDOT





VICINITY MAP (NTS)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2789.9'	50.19'	50.19'	N 49°02'00" W	1°01'50"

VERTICAL PARTNERS
P.I.D. # 03506399
ZONED - I-1
LAND USE - WHAREHOUSE

KATHY T GARMON
P.I.D. # 03506104
ZONED - I-1
ACREAGE - 12.615 ACRES
LAND USE - COMMERCIAL

KATHY T. & SONIA S. GARMON
P.I.D. # 03506104
ZONED - I-1
ACREAGE - 12.165 ACRES
LAND USE - COMMERCIAL

NICK C COPPIS
P.I.D. # 03506111
ZONED - I-1
LAND USE - COMMERCIAL

EXISTING BUILDING
STRUCTURE: MASONRY
AREA: 2,815 SQ. FT.
E.F.F.: 808.40

PROP. ADDITION
STRUCTURE: MASONRY
AREA: 2,815 SQ. FT.
E.F.F.: 808.40

CHARLES E JR HORNE AND PATRICIA N HORNE
P.I.D. # 03506136
ZONED - I-1
LAND USE - WHAREHOUSE

STATE OF NORTH CAROLINA AND STATE PROP. OFFICE
P.I.D. # 03506137
ZONED - I-1
LAND USE - OFFICE

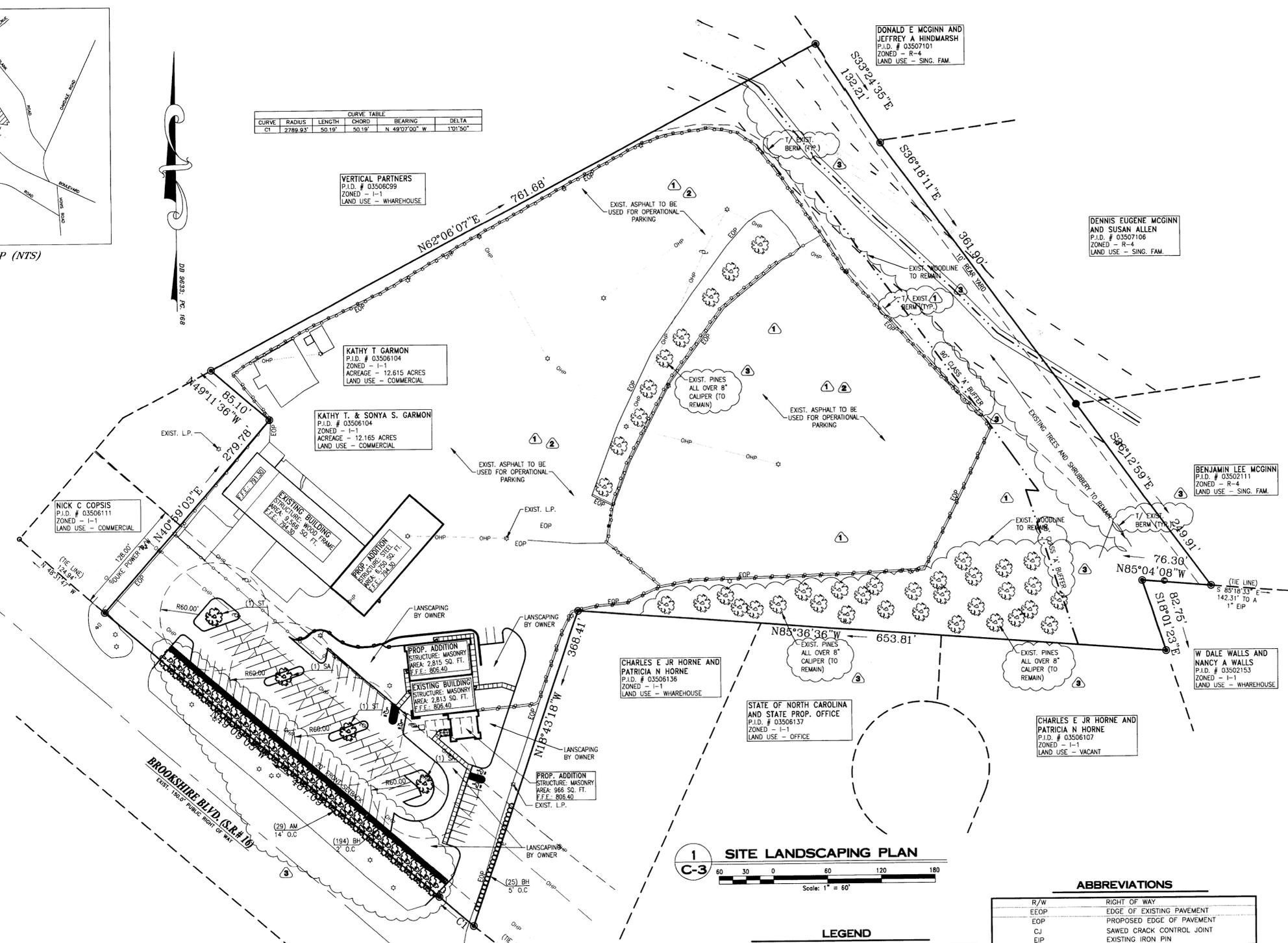
CHARLES E JR HORNE AND PATRICIA N HORNE
P.I.D. # 03506107
ZONED - I-1
LAND USE - VACANT

DENNIS EUGENE MCGINN AND SUSAN ALLEN
P.I.D. # 03507108
ZONED - R-4
LAND USE - SING. FAM.

DONALD E MCGINN AND JEFFREY A HINDMARSH
P.I.D. # 03507101
ZONED - R-4
LAND USE - SING. FAM.

BENJAMIN LEE MCGINN
P.I.D. # 03502111
ZONED - R-4
LAND USE - SING. FAM.

W DALE WALLS AND NANCY A WALLS
P.I.D. # 03502153
ZONED - I-1
LAND USE - WHAREHOUSE



1 SITE LANDSCAPING PLAN
Scale: 1" = 60'

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER LINE	SS	SS
STORM SEWER	PIPE SPEC & SLOPE	PIPE SPEC & SLOPE
WATER LINE	W	W
GAS LINE	G	G
POWER LINE	P	P
TELEPHONE LINE	T	T
SPOT ELEVATION	91.00	100.35
SEWER MANHOLE	SS	SS
STORM MANHOLE	ST	ST
ELECTRICAL MANHOLE	E	E
WATER VALVE	WV	WV
FIRE HYDRANT	HYD	HYD
LIGHT POLE	LP	LP
TELEPHONE PEDESTAL	TP	TP
TRANSFORMER	TR	TR
UTILITY POLE	U	U
PROPERTY CORNER	*	*
PROPERTY BOUNDARY	---	---
CONTOUR - 1' INT.	~	~
CONTOUR - 5' INT.	~	~

ABBREVIATIONS	DESCRIPTION
R/W	RIGHT OF WAY
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EOP	PROPOSED EDGE OF PAVEMENT
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NIP	NEW IRON PIN
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LP	LAMP POST
GV	GAS VALVE
(AL)	APPROXIMATE LOCATION
FH	FIRE HYDRANT
N.O.F.	NOW OR FORMERLY
TYP.	TYPICAL

LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPING REQUIREMENTS:
1 LARGE MATURING TREE PER 30' STREET FRONTAGE x 487.09' = 16 TREES REQUIRED
(16) PROPOSED AMUR MAPLES FULL/FULFILL REQUIREMENT

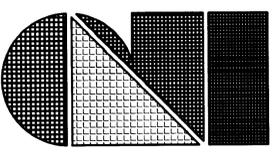
INTERNAL LANDSCAPING REQUIREMENTS:
1 LARGE MATURING TREE PER 10,000 SQ. FT. IMPERVIOUS x 370,253 SQ. FT. = 37 TREES REQUIRED
(33) EXISTING PINES & (4) PROPOSED MAPLES FULL/FULFILL REQUIREMENT

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AM	29	ACER GINNALA	AMUR MAPLE	2 1/2" CALIPER	B&B, FULL HEAD, MATCHED *MUST BE MAX. 15'-FT. HT. @ MATURITY*
ST	2	MAGNOLIA STELLATA	STAR MAGNOLIA	2 1/2" CALIPER	B&B, FULL HEAD, MATCHED *MUST BE MAX. 15'-FT. HT. @ MATURITY*
SA	2	MAGNOLIA x SOULANGIANA	SAUCER MAPLE	2 1/2" CALIPER	B&B, FULL HEAD, MATCHED *MUST BE MAX. 15'-FT. HT. @ MATURITY*
SHRUBS					
BH	219	ILEX CORNUTA 'BURFORDI' NANA	DWARF BURFORD HOLLY	5 GAL. 3'-4" HT. 2" SPREAD	CONTAINER SPACE AS SHOWN

2 SCHEDULE OF PLANTING MATERIALS
SCALE: N.T.S.

PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
- ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE OWNER AND THE LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
- MINIMUM TREE SIZE AT PLANTING IS 2 INCH CALIPER (FOR SINGLE STEM TREES). MULTI-STEM PLANTS MUST BE TREE FORM, MAX. 3 TO 5 TRUNKS, AND MIN. 8 FT. TALL.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THICK COMPOSTED/MILLED PINE BARK.
- ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
- CONTRACTOR MUST PROVIDE A ONE (1) YEAR 80% CARE AND REPLACEMENT WARRANTY FOR ALL PLANTING. THE PERIOD OF CARE AND REPLACEMENT SHALL BEGIN AFTER INSPECTION AND APPROVAL OF THE COMPLETE INSTALLATION OF ALL PLANTS AND CONTINUE FOR ONE YEAR. PLANT REPLACEMENTS SHALL BE IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE.
- THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
- SYMBOLS: B&B=BALLED AND BURLAPPED; O.C.=ON CENTER; GAL=GALLON CONTAINER; M.S.=MULTI-STEM; HT.=HEIGHT; CAL=CALIPER
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER, STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES).
- ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 8" OF SOIL THROUGHOUT SHRUB BEDS.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
- REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQ. FT. PER TREE).
- ALL STRAPPING AND TOP 1/3 OF WIRE BASKET MUST BE REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- NO TREES SHALL BE PLANTED ON A SLOPE GREATER THAN 3:1.
- PROVIDE AND INSTALL PREPARED PLANTING SOIL BEFORE PLANTING MATERIALS IN AREAS SHOWN TO RECEIVE PLANTING. TOP 8" SHALL BE 25% WELL DARY COMPOSTED COW MANURE AND 75% NATIVE TOPSOIL, THOROUGHLY MIXED (2" LAYER OF COMPOSTED DARY COW MANURE ROROTILLED TO 8" DEEP). PREPARED SOIL SHALL BE FINE TEXTURED AND FRAGILE AND RANED TO CREATE A SMOOTH SURFACE. MULCH COMPLETED PLANTING BED W/ 3" THICK LAYER OF MULLED, COMPOSTED PINE BARK MULCH.
- PLEASE CALL (704) 336-6769 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS -7DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- NO LIGHTS OR POLES SHALL BE NEAR TREES (PREFER 30' FROM TREES)
- TREES IN BUFFER USED TO MEET TREE ORDINANCE REQUIREMENT OF PARKING REQUIREMENTS MUST HAVE SOIL AMENDMENTS WITHIN 274 SQ. FT. / 18" DEPTH @ PLANTING AREA
- ALL PLANTING MATERIALS PLACED IN DUKE POWER R/W MUST BE LESS THAN 15-FT. @ MATURITY.



C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

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E-MAIL CHELTHLT @ CLHELT.COM

ARCHITECT'S PROJECT #04127.P2

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METROLINA LANDSCAPING
6100 BROOKSHIRE BLVD
Charlotte, North Carolina

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SITE LANDSCAPING PLAN

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Drawn By :
T. BORN

Checked By :
M. BRITT

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1	REVIEW COMMENTS 8-4-08
2	REVIEW COMMENTS 12-23-08
3	REVIEW COMMENTS 2-27-09



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Date :
6/30/08
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