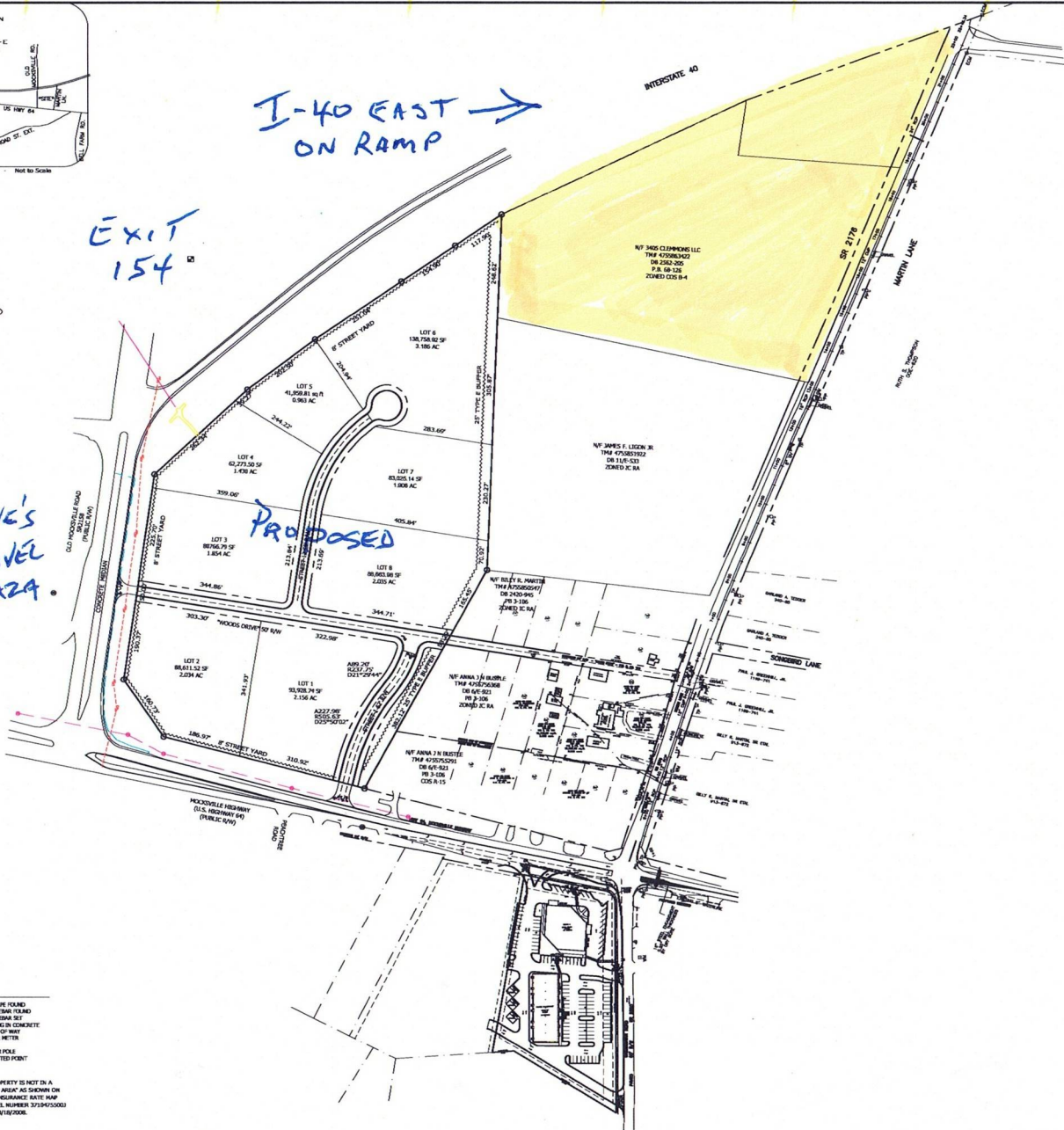


I-40 EAST ON RAMP

Exit 154

Love's Travel Plaza

PROPOSED



**ZONING CODE SUMMARY (CITY OF STATESVILLE UNIFIED DEVELOPMENT ORDINANCE)**  
 CONSULTANT NAME: JORDAN GRANT & ASSOCIATES CONSULTANT PHONE: (704) 928-7919  
 CONSULTANT ADDRESS: 2117 SIMONTON RD., SUITE 202 STATESVILLE, NC 28625 CONSULTANT EMAIL: matt@jordan-grant.com  
 DEVELOPER NAME: HANKINS COMPANIES, LLC DEVELOPER PHONE: 704-550-3864  
 DEVELOPER ADDRESS: 18501 NORTH CROSS DR., STE. D HUNTERSVILLE, NC 28078 DEVELOPER EMAIL: hankinsproprietals@yahoo.com

PROJECT NAME: WEBB CROSSING PARCEL(S) ID: 4755-75-3762  
 PROJECT ADDRESS: MOCKSVILLE HIGHWAY STATESVILLE, NC 28625  
 JURISDICTION: STATESVILLE  
 EXISTING ZONING: SC (SHOPPING CTR) EXISTING USE: VACANT  
 PROPOSED ZONING: B-4 PROPOSED USE: HOTEL & RESTAURANTS  
 DENSITY (MAX.): N/A DENSITY (PROPOSED): N/A  
 WATERFLOOD: N/A OVERLAY: N/A  
 FEMA PANEL: 47255 DATE: 3/15/2008  
 TOTAL DISTURBED AREA: 18,002 PROPOSED COMPLETION DATE: 12-31-2025  
 GROSS FLOOR: TBD HEIGHT (MAX.): 80  
 EXISTING IMPERVIOUS: 0 PROPOSED IMPERVIOUS: TBD  
 TOTAL IMPERVIOUS: TBD

PROPOSED 8-4 SETBACK BUFFERYARD  
 FRONT: 40 R FRONT: 0 R  
 SIDE: 10 R SIDE: 0 & 25 R  
 REAR: 20 R REAR: 0 & 25 R  
 CORNER(4/22) R

**PARKING:**  
 AUTO REQUIRED: --- PROVIDED: ---  
 BIKE REQUIRED: --- PROVIDED: ---  
 LOADING REQUIRED: N/A PROVIDED: N/A  
 OPEN SPACE: REQUIRED: N/A PROVIDED: N/A

**SITE LIGHTING:** NO OR SITE LIGHTING PROPOSED.  
**SITE SIGNAGE:** NO OUTDOOR, FREE-STANDING, OR MONUMENT SIGN PROPOSED.  
**WASTE COLLECTION:** ON-SITE WASTE COLLECTED PROPOSED.

OFF #	USE
1	QPR or C-Store with gas
2	QPR or C-Store with gas
3	QPR
4	QPR
5	QPR
6	1-1/2 to 2 stories or less
7	QPR or Multi-Use
8	QPR or Multi-Use

QPR: QPR-3 Service Restaurant  
 C-Store: Convenience Store

**LEGEND:**  
 SF - SINK PIPE FOUND  
 SF - SINK REPAIR TIE-IN  
 SF - SINK REPAIR SET  
 MC - REPAIR IN CONCRETE  
 RW - RIGHT OF WAY  
 12 - 12" WATER METER  
 12 - 12" WELL  
 12 - 12" POWER POLE  
 12 - COMPUTED POINT

THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON FLOODPLAIN FLOOD INSURANCE RATE MAP. COMPLETION PANEL NUMBER: 07/09/00000 EFFECTIVE DATE: 3/16/2008.



**JORDAN GRANT**  
 JORDAN GRANT & ASSOCIATES, PLLC  
 P.O. BOX 151 • STATESVILLE, NC 28687  
 matt@jordan-grant.com (704) 928-7919  
 FIRM # P-1227

**HANKINS COMPANIES, LLC**  
 JOB NAME: SKETCH PLAN FOR  
 LOCATION ADDRESS:  
 OWNER: HANKINS COMPANIES, LLC  
 DATE OF MAP: 03-15-2008  
 DATE OF MAP: 03-15-2008  
 DRAWN BY: MGR-023 PLOT NO: 4755-75-3762  
 STATESVILLE TOWNSHIP - IREDELL COUNTY - NORTH CAROLINA

MAP REVISIONS:

NO.	DATE	DESCRIPTION	BY

Sheet No:  
**C1**