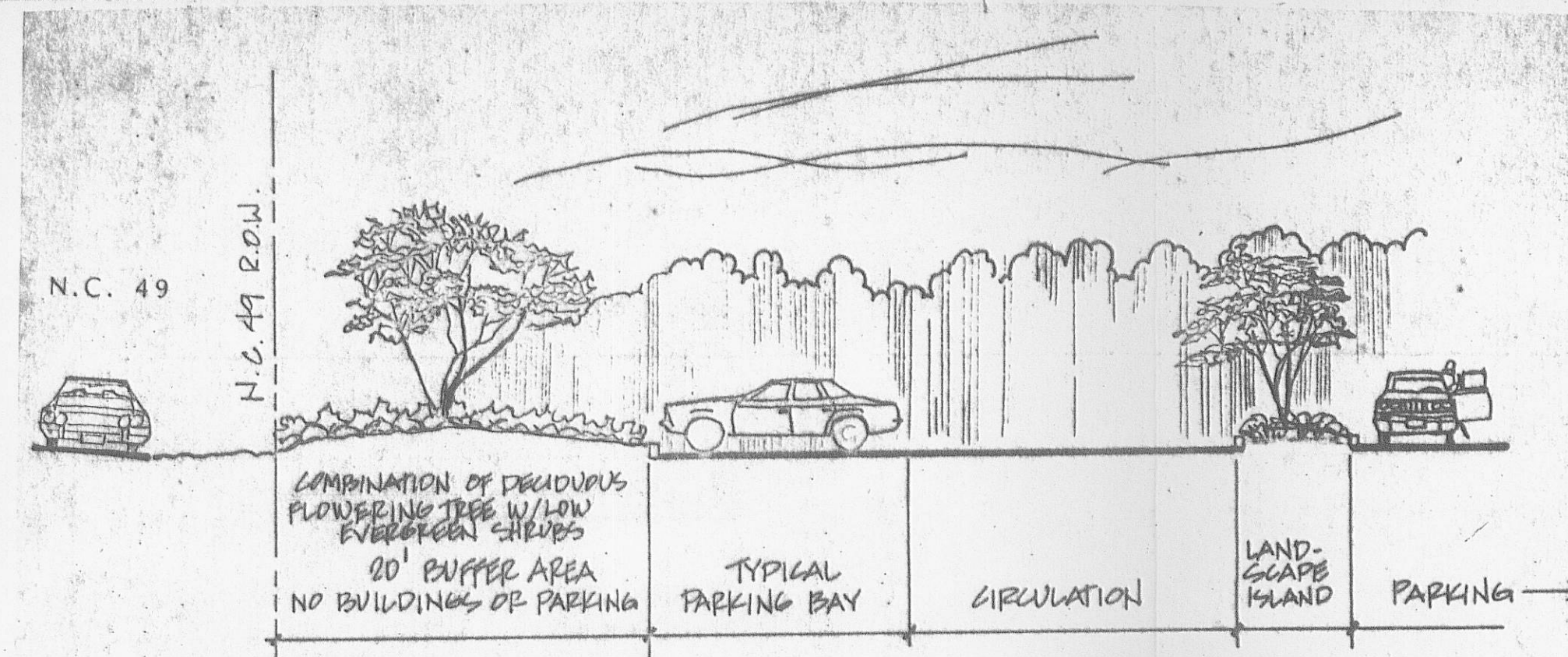


SITE DATA:

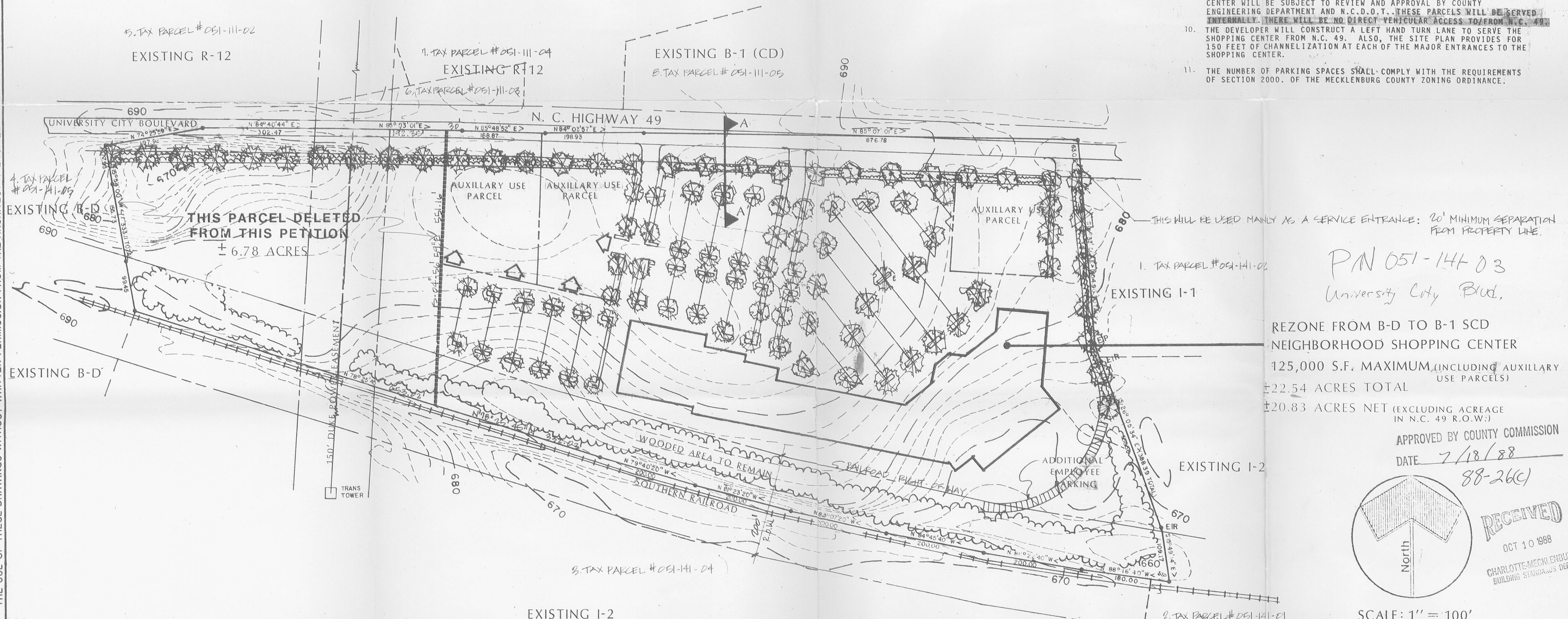
EXISTING ZONING ——— B-D
PROPOSED ZONING ——— B-1 SCD



SECTION A-A'

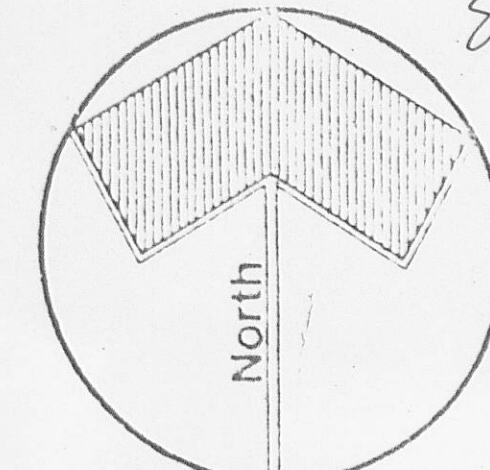
GENERAL CONDITIONS:

1. THIS SITE PLAN GRAPHICALLY DEPICTS THE GENERAL LAYOUT AND CHARACTER OF THE PROPOSED SHOPPING CENTER STRUCTURE, AND ASSOCIATED PARKING AREAS, VEHICULAR CIRCULATION AND ACCESS FROM N.C. 49. THE FINAL BUILDING FOOTPRINT AND THE ASSOCIATED PARKING AND VEHICULAR CIRCULATION PATTERNS WILL BE SUBJECT TO SOME MODIFICATIONS, BASED UPON MORE DETAILED AND ACCURATE FIELD AND CONSTRUCTION DRAWING INFORMATION AND TENANT REQUIREMENTS.
2. A 20 FOOT BUFFER/SETBACK IS PROPOSED ADJACENT TO N.C. 49. THIS BUFFER AREA SHALL BE MEASURED FROM THE EXISTING 100 FOOT PUBLIC R.O.W.. NO DEVELOPMENT OR PARKING SHALL OCCUR WITHIN THIS BUFFER AREA. THIS AREA SHALL BE LANDSCAPED USING A COMBINATION OF SMALL, DECIDUOUS TREES AND LOW EVERGREEN SHRUBS IN ORDER TO CONTRIBUTE POSITIVELY TO THE STREETSCAPE ALONG N.C. 49. THIS 20 FOOT BUFFER WILL APPLY TO ALL PARCELS WITH FRONTAGE ON N.C. 49.
3. A 20' BUFFER IS ALSO PROPOSED ALONG THE PROPERTY LINE ADJACENT TO THE SERVICE AREA FOR THE SHOPPING CENTER. THIS AREA SHALL BE LANDSCAPED USING A COMBINATION OF SMALL EVERGREEN TREES AND SHRUBS. ALL SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
4. SIGNAGE FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
5. ALL VEHICULAR (DRIVEWAY) ACCESS FOR EACH DEVELOPMENT PARCEL SHALL BE SUBJECT TO REVIEW AND APPROVAL BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T. THROUGH THE ESTABLISHED DRIVEWAY PERMIT PROCESS.
6. ANY REQUIREMENTS FOR SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1600. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
7. BOUNDARY INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM A CERTIFIED BOUNDARY FOR JOHN H. HUNTER AS PREPARED BY CONCORD ENGINEERING AND SURVEYING INC., TIMOTHY A. RUDOLPH, N.C.R.L.S. # 2026 AND DATED 6/24/85.
8. TOPOGRAPHICAL INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM AERIAL TOPOGRAPHY FOR MECKLENBURG COUNTY SHEET NO. 1492-537.
9. ALL ACCESS TO AUXILIARY USE PARCELS ASSOCIATED WITH THE SHOPPING CENTER WILL BE SUBJECT TO REVIEW AND APPROVAL BY COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T. THESE PARCELS WILL BE SERVED INTERNALLY. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO/FROM N.C. 49.
10. THE DEVELOPER WILL CONSTRUCT A LEFT HAND TURN LANE TO SERVE THE SHOPPING CENTER FROM N.C. 49. ALSO, THE SITE PLAN PROVIDES FOR 150 FEET OF CHANNELIZATION AT EACH OF THE MAJOR ENTRANCES TO THE SHOPPING CENTER.
11. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2000. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.



REZONE FROM B-D TO B-1 SCD
NEIGHBORHOOD SHOPPING CENTER
125,000 S.F. MAXIMUM (INCLUDING AUXILIARY USE PARCELS)
± 22.54 ACRES TOTAL
± 20.83 ACRES NET (EXCLUDING ACREAGE IN N.C. 49 R.O.W.)

APPROVED BY COUNTY COMMISSION
DATE 7/18/88
88-26(c)



SCALE: 1" = 100'

GNA GIFFORD NIELSON ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE - ENGINEERING - LAND PLANNING - SURVEYING
1710 CHARLOTTE PLAZA - CHARLOTTE, N.C. 28244
(704) 373-1907

REZONING PLAN
MECKLENBURG COUNTY N.C.
N.C. 49
FORTY-NINE DEVELOPMENT COMPANY
216 N. McDOWELL STREET
CHARLOTTE, N.C.

PROJECT	
23646	
DATE	3/24/88
DESIGN	TLH
DRAWN	TLH
CHECK	
REVISIONS	
1	4/26/88
2	6/13/88
SHEET	
1	OF 1