

**NOTES**  
 1. OUTPARCELS 1 AND 2 GOVERNED BY APPLICABLE REQUIREMENTS OF THE EXISTING B1-CSD ZONING.

- STIPES**
1. Building setbacks shall be 25' off Statesville Road.
  2. All building setbacks shall be 10' off all other boundaries.
  3. Building setbacks shall be 10' off all other boundaries.

- REQUIREMENTS**
1. All parking shall be paved and limited.
  2. Parking areas shall be landscaped as shown conceptually and may be allowed within the landscaping requirements of the Wakefield County Zoning Ordinance.

**MAX. BUILDING HEIGHT**  
 All buildings shall be no higher than 40'.

- ACCESS POINTS**
1. This project shall be limited to three access points along Statesville Road, and two access points along Sunset Road. No access shall be allowed directly from Milhaven Lane.
  2. Any median cuts or acceleration/deceleration lanes along Sunset or Statesville Roads will be subject to M.C. D.O.T. approval.

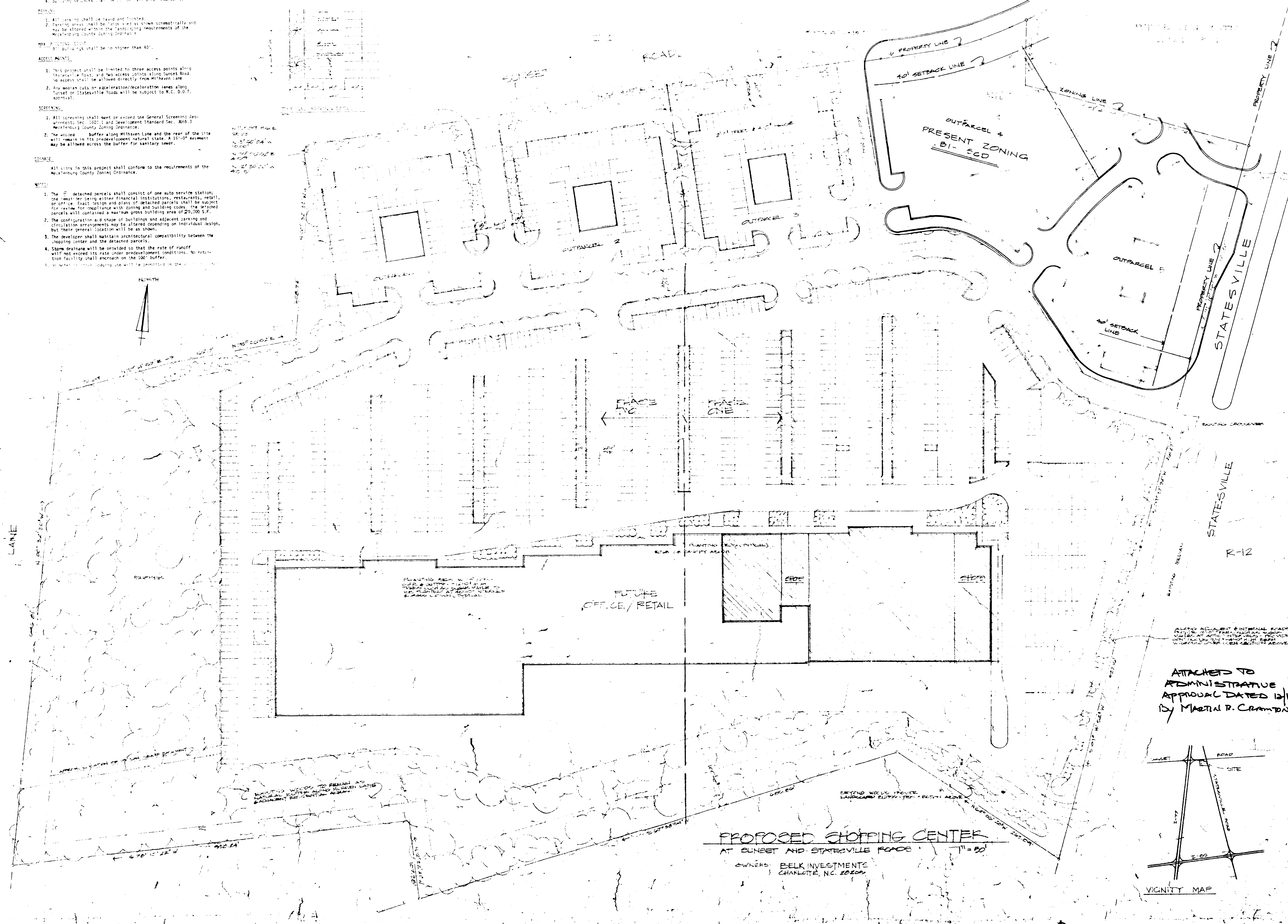
- SCREENING**
1. All screening shall meet or exceed the General Screening Requirements Sec. 200.2 and Development Standard Sec. 200.3 Wakefield County Zoning Ordinance.
  2. The required buffer along Milhaven Lane and the rear of the site will remain in its undeveloped natural state. A 10' buffer may be allowed across the buffer for sanitary sewer.

**SCREENING**  
 All signs for this project shall conform to the requirements of the Wakefield County Zoning Ordinance.

- NOTES**
1. The detached parcels shall consist of one auto service station, one retail use being either financial institutions, restaurants, retail, or office. Exact design and plans of detached parcels shall be subject for review for compliance with zoning and building codes. The detached parcels will contain a maximum gross building area of 20,000 S.F.
  2. The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.
  3. The developer shall maintain architectural compatibility between the shopping center and the detached parcels.
  4. Storm drainage will be provided so that the rate of runoff will not exceed its rate under predevelopment conditions. No retention facility shall encroach on the 100' buffer.
  5. No other other looking use will be permitted in the shopping center.

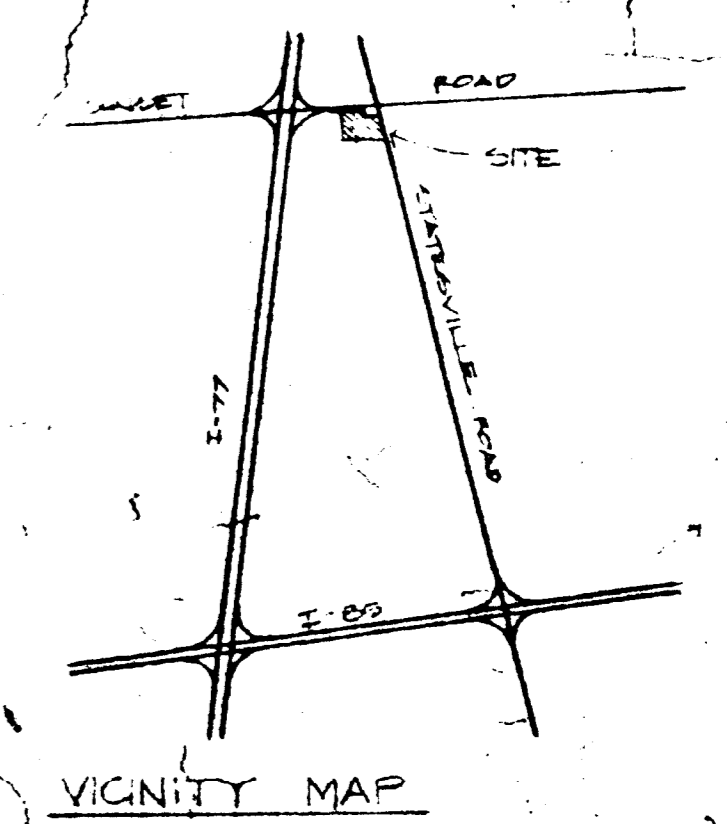
TYPICAL BANK SECTION AT REAR

TYPICAL BANK SECTION AT STATESVILLE ROAD



ALONG REAR AND INTERNAL ROADWAYS... PROVIDE LANDSCAPING RECOMMENDATIONS AS SHOWN IN THIS SECTION ABOVE.

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 12/16/87 BY MARTIN P. CRAMTON



**PROPOSED SHOPPING CENTER**

AT SUNSET AND STATESVILLE ROADS  
 OWNERS: BELK INVESTMENTS  
 CHARLOTTE, N.C. 28206

**Whelchel-Fortune Architects**  
 1018 East Boulevard  
 Suite 3  
 Charlotte, North Carolina  
 28203  
 704/372-1325

Content: PROPOSED SHOPPING CENTER AT SUNSET AND STATESVILLE ROADS  
 Project: 8802  
 Date: 1-25-88  
 Revisions:  
 APRIL 4, 1988  
 MAY 7, 1988  
 DEC. 6, 1988

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