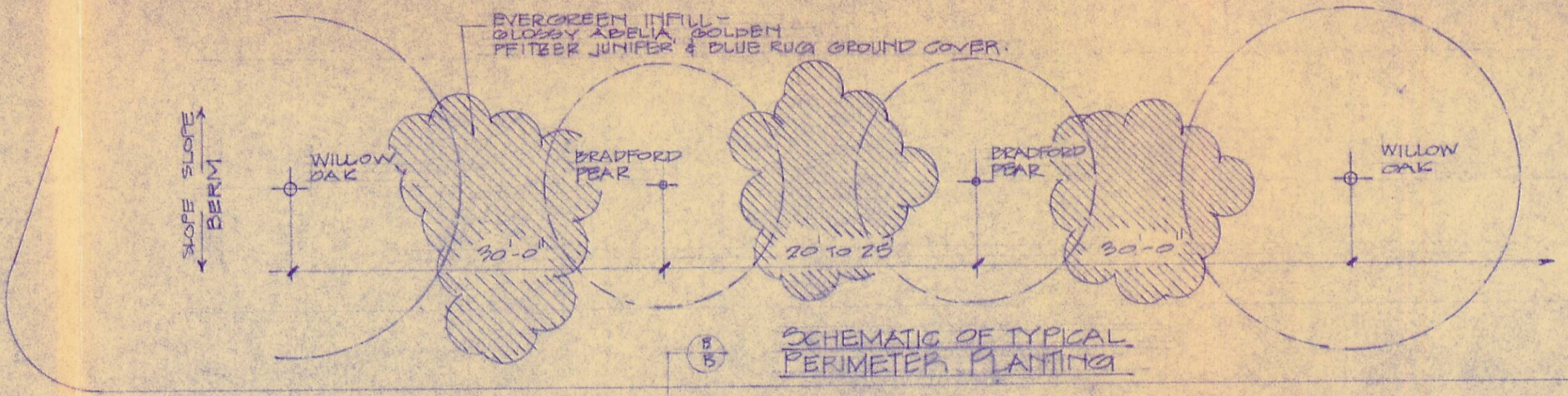
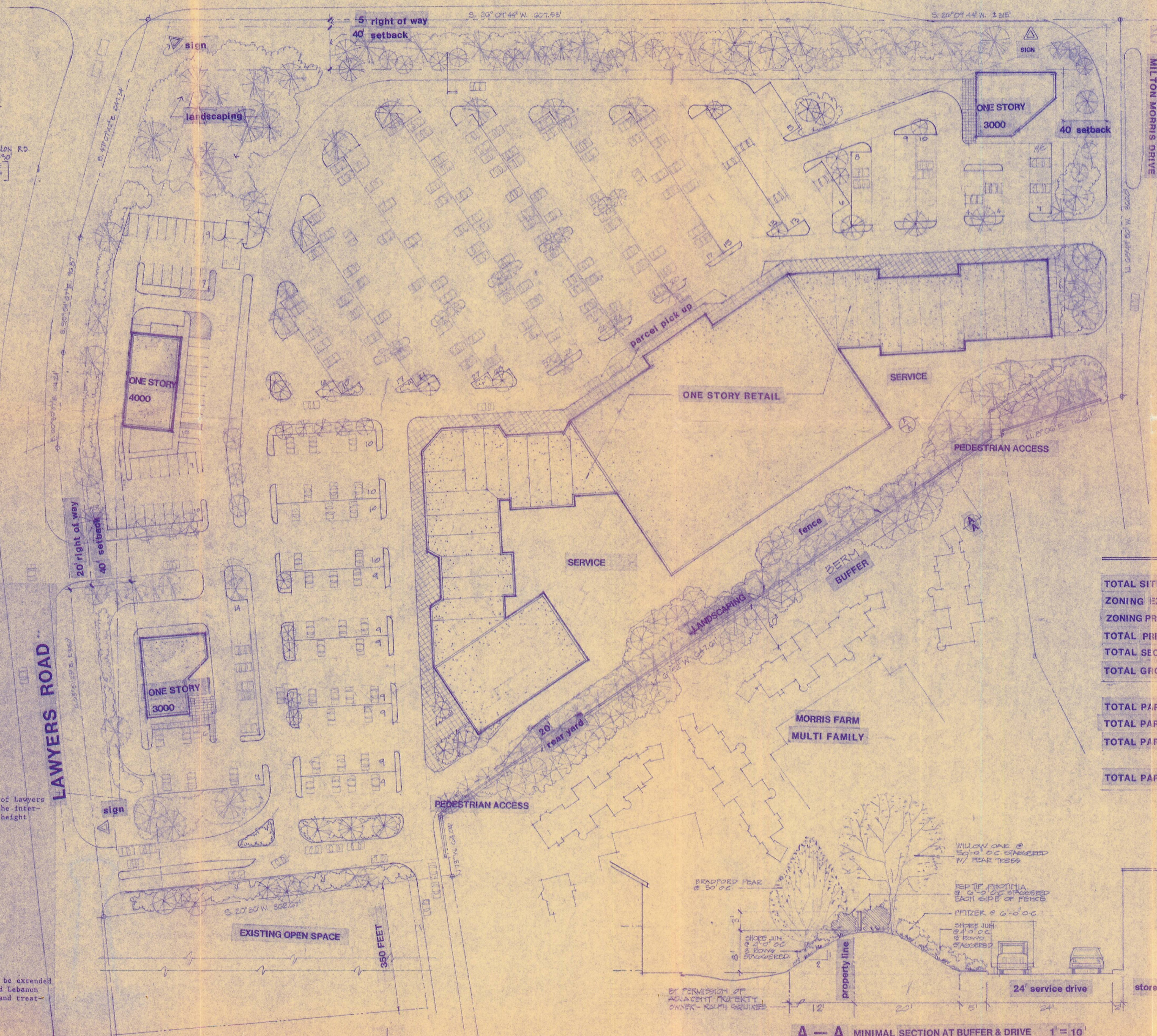


86-43(C)
 J.R.S. Enterprises
 B-1SCD S.R.A.
 and
 R-9 + B-1SCD
 Plat 86-43(C)



LEBANON ROAD



SITE PLAN

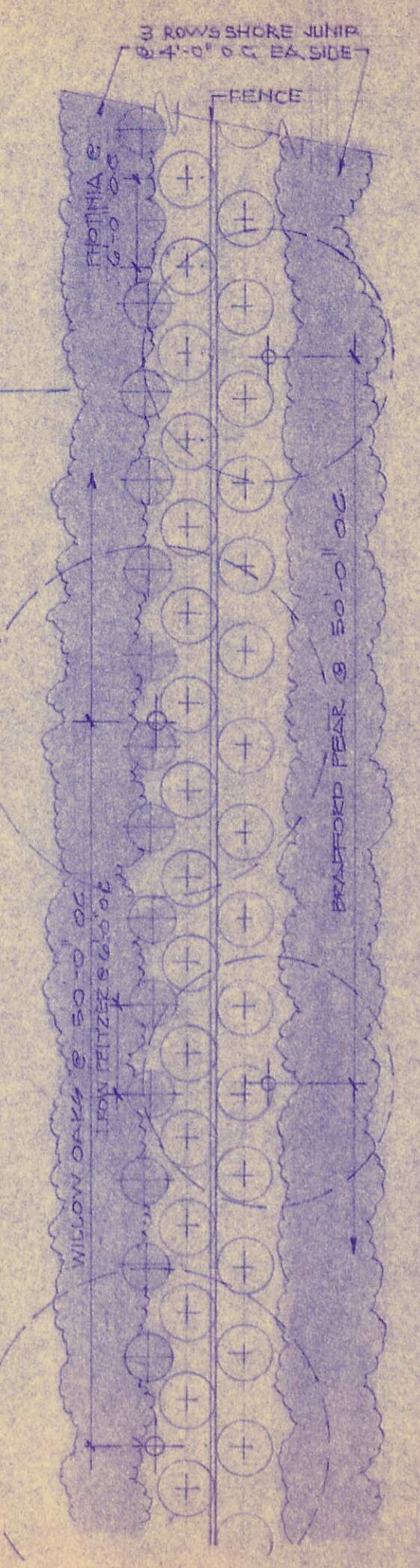
SCALE: 1" = 50'
 50 0 50 100

TABULATION

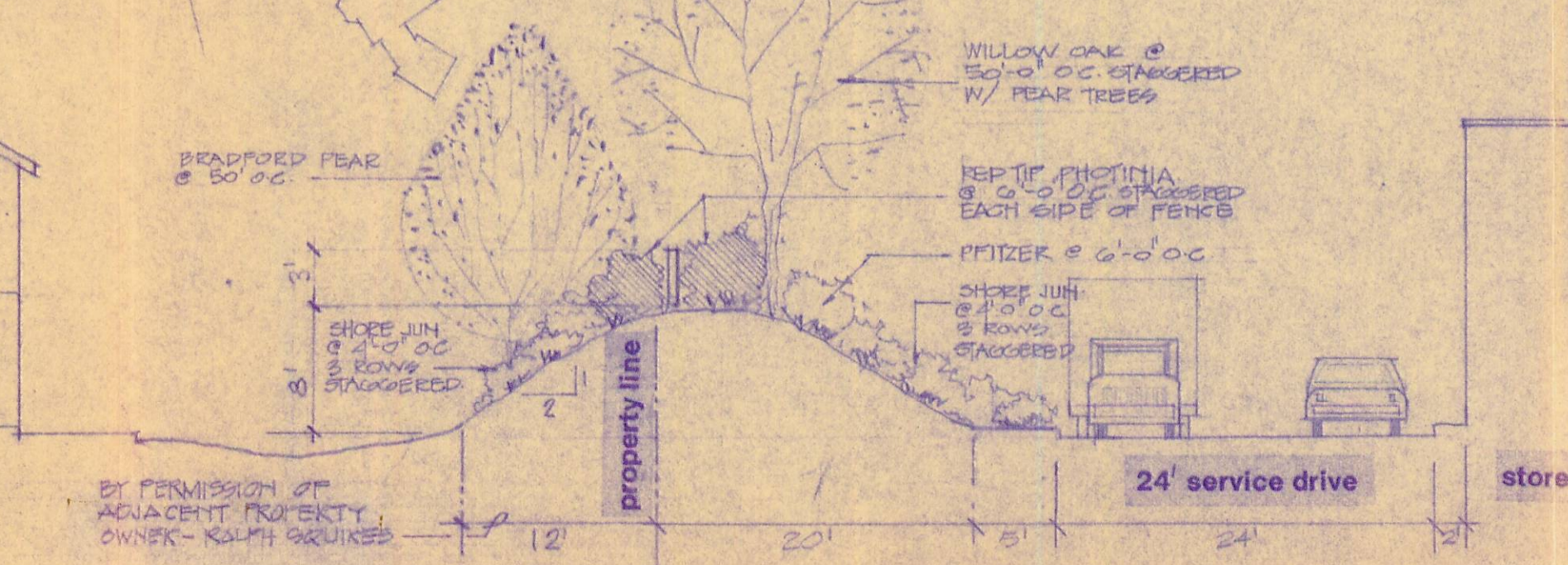
TOTAL SITE AREA:	15.67 ACRES
ZONING EXISTING:	B-1 SCD & R-9
ZONING PROPOSED:	B-1 SCD
TOTAL PRIMARY SHOPPING CENTER AREA:	89,900
TOTAL SECONDARY BLDGS. AREA	10000
TOTAL GROSS FLOOR AREA:	99,900
TOTAL PARKING REQ. SHOPPING CENTER:	450
TOTAL PARKING REQ. ONE STORY BLDGS.	50
TOTAL PARKING REQUIRED:	500
TOTAL PARKING PROVIDED:	534

CONDITIONS

- Building footprints and locations, road and parking locations, are schematic only and subject to detailed design and review.
- Driveway locations are approximate and subject to review and approval by appropriate authorities.
- Signage will be in accordance with prevailing regulations. For the Shopping Center detached signage will be limited to the locations as shown and be designed to contain advertisement for individual stores on one sign for the complete shopping center. The business or office site on Lawyers Road and the office site on Lebanon Road will have independent, individual signs. Attached signage will be limited and designed to compliment the visual quality of the project.
- Setbacks are in accordance with zoning standards except as noted differently on this exhibit.
- Parking will be in accordance with or exceed prevailing standards.
- The intent of the landscape treatment at the corner of Lawyers and Lebanon Roads is to provide a visual amenity at the intersection of extensive landscaping but maintained to a height permitting visual contact with the center.
- For the parking areas associated with the offices and shopping center, an area of 10% of the total paved area will be provided for landscaping within and directly buffering the paved area.
- The owner will dedicate twenty feet along the length of his property on Lawyers Road and 5' along Lebanon Road for the right of way. The owner will, in conjunction with standards of N.C.D.O.T. provide right and left turning lanes into the project entrances as required.
- The owner agrees to improve Lawyers & Lebanon Roads in accordance with N.C. standard road improvements.
- The Architectural theme for the shopping center will be extended to the free standing buildings along Lawyers Road and Lebanon Road in order that there is continuity of materials and treatment throughout.
- Service and mechanical areas of the shopping center will be designed to be screened with new or existing vegetation and/or berms, fencing, or other buffering techniques.



A-A MINIMAL SECTION AT BUFFER & DRIVE 1" = 10'



omniarchitecture

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 Charlotte, NC 28246 334-5383

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MORRIS FARM MARKET

Project Drawn Checked Date Revised
 MAY 27, 1986
 JUNE 16, 1986
 (REVISED STANDING BUILDINGS)
 JULY 1, 1986
 (REVISED SECTION AA AND OUT-PARCEL)
 JULY 14, 1986
 (REVISED SET ALIGNMENT WALLS)
 SEPT. 4, 1986
 (LANDSCAPING)

1986-43(C)
 APPROVED BY COUNTY COMMISSION
 DATE 10-20-86