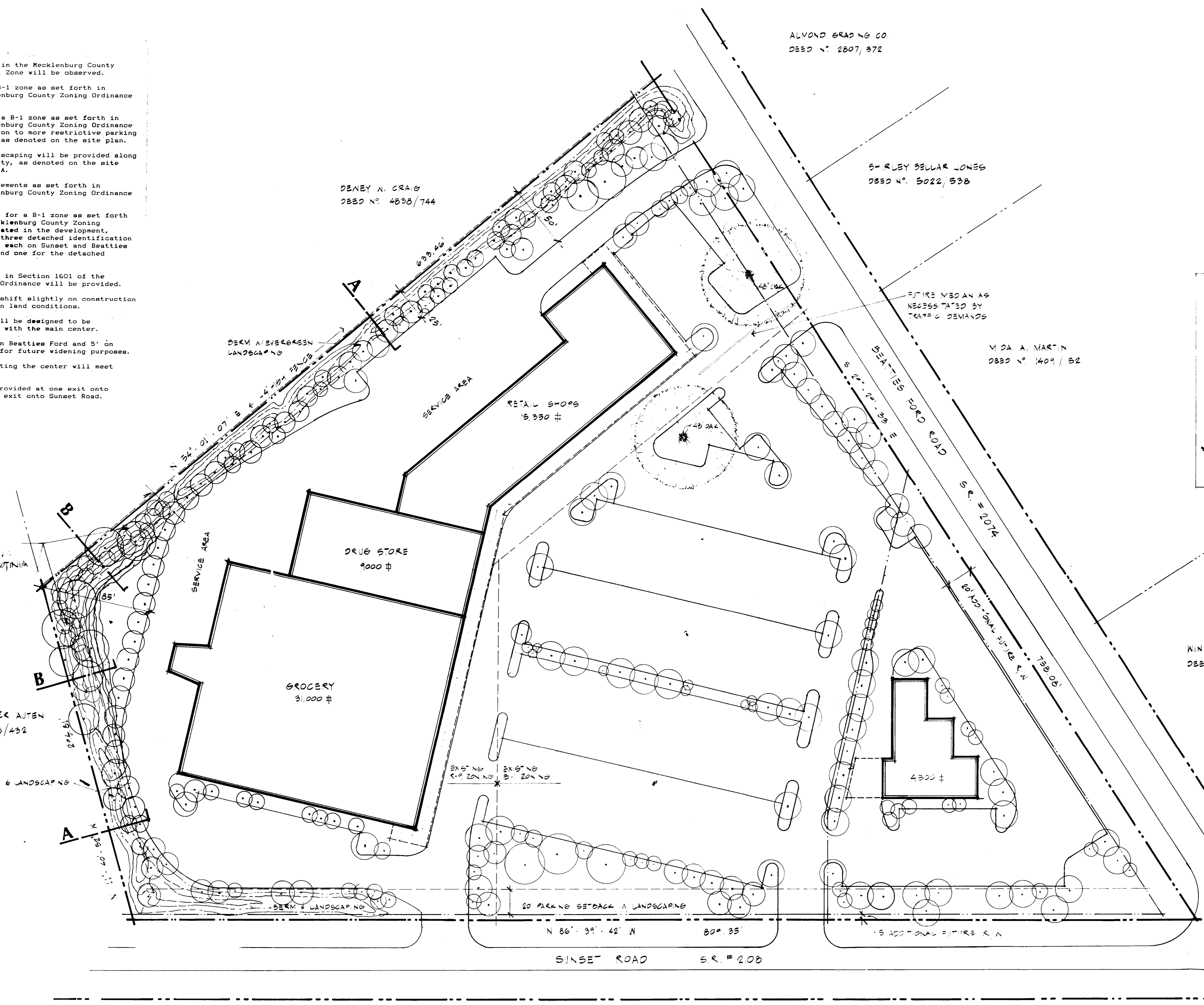


GENERAL NOTES:

- 1) All regulations set forth in the Mecklenburg County Zoning Ordinance for a B-1 Zone will be observed.
- 2) All permitted uses for a B-1 zone as set forth in Sect. 3060 of the Mecklenburg County Zoning Ordinance will be permitted.
- 3) All building setbacks for a B-1 zone as set forth in Sect. 3065 of the Mecklenburg County Zoning Ordinance will be observed in addition to more restrictive parking setbacks and buffer areas as denoted on the site plan.
- 4) Berming and evergreen landscaping will be provided along the rearward of the property, as denoted on the site plan and drawn in Section A.
- 5) All minimum parking requirements as set forth in Section 3000 of the Mecklenburg County Zoning Ordinance will be observed.
- 6) All Provisions for signage for a B-1 zone as set forth in Section 2100 of the Mecklenburg County Zoning Ordinance will be incorporated in the development, except that not more than three detached identification signs shall be allowed-one each on Sunset and Beatties Ford for the main center and one for the detached structure.
- 7) All screening as set forth in Section 1601 of the Mecklenburg County Zoning Ordinance will be provided.
- 8) Buildings and parking may shift slightly on construction documents due to unforeseen land conditions.
- 9) The detached structure shall be designed to be architecturally compatible with the main center.
- 10) 20' of additional R.O.W. on Beatties Ford and 5' on Sunset shall be dedicated for future widening purposes.
- 11) All site distances for exiting the center will meet D.O.T. standards.
- 12) A left turn lane will be provided at one exit onto Beatties Ford Road and one exit onto Sunset Road.



ALVOND GRADING CO.  
DEED N° 2807, 272

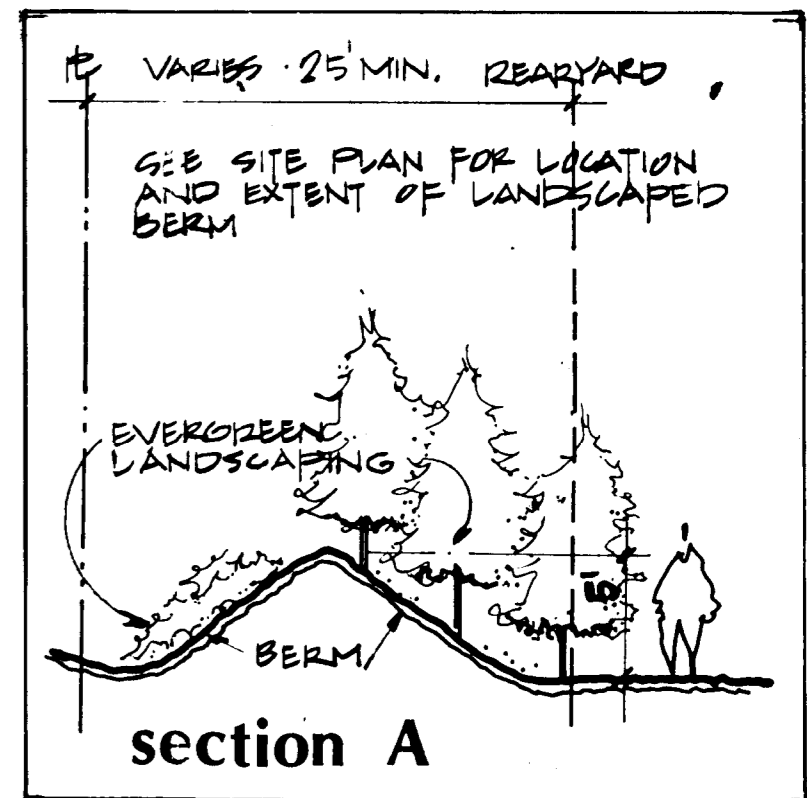
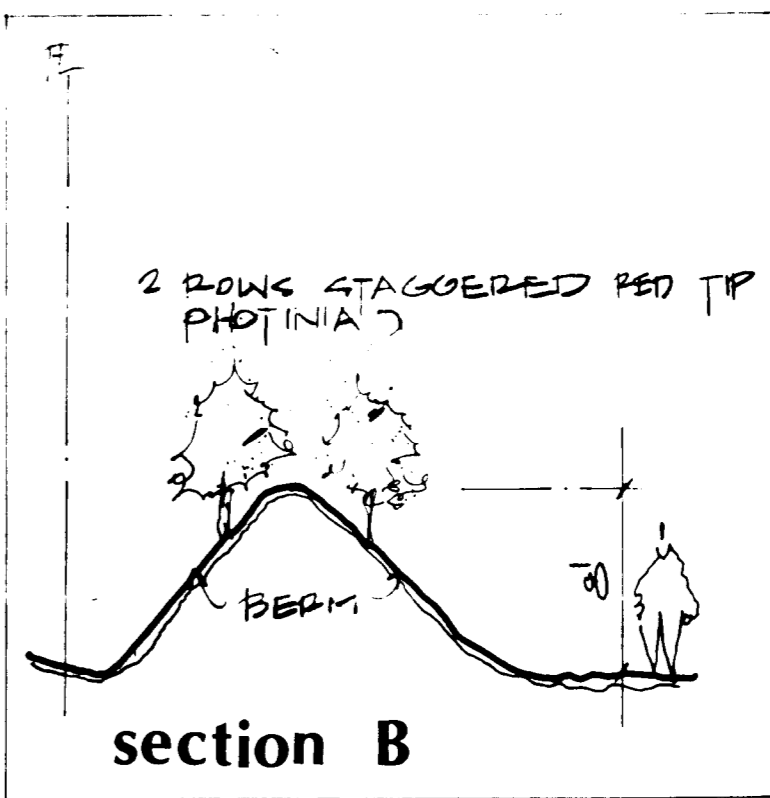
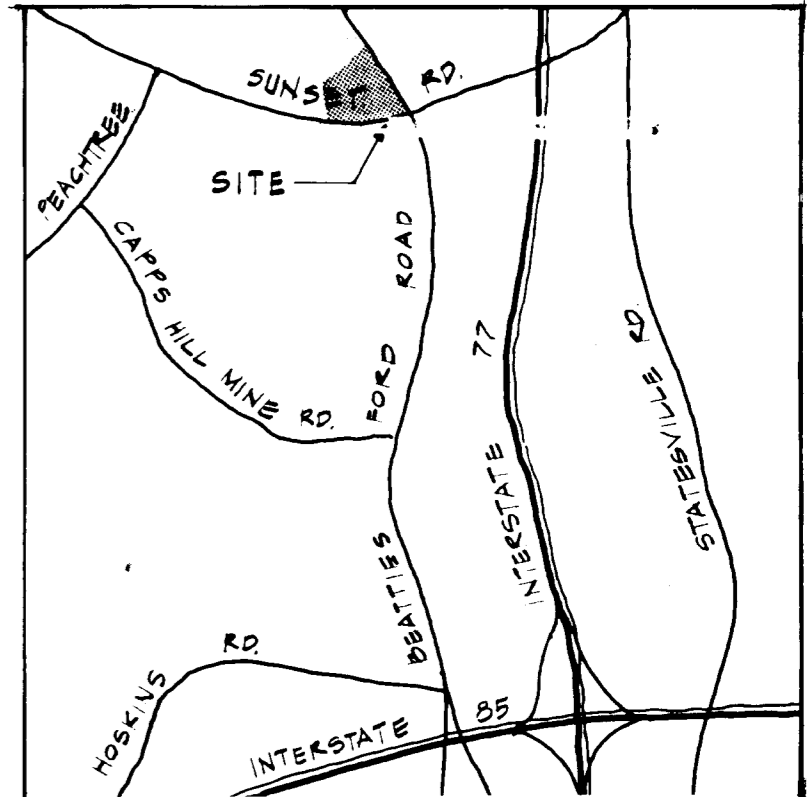
DENEY W. CRAIG  
DEED N° 4838/744

S. RILEY BELLAR JONES  
DEED N° 5022, 538

M. DA. A. MARTIN  
DEED N° 1409/52

WINN E. A. TODD  
DEED N° 4118/482

HERBERT W. AJTEN  
DEED N° 2088/432



**project description**

Total Area - 7.583 A  
Outparcel - 21.70 A  
Existing Zoning - B-1 & R-9  
Proposed Zoning - B-1 CD  
Total Shopping Center  
Square Footage - 55,350 SF  
Parking Required - 277  
Parking Provided to meet or exceed Code.  
(5.0 cars/1000 SF)

**PROPOSED SHOPPING CTR.**  
at  
**BEATTIES FORD Rd. & SUNSET Rd.**  
Mecklenburg County

APPROVED BY COUNTY COMMISSION  
DATE 3-9-87

J.C. BROOKSHIRE  
DEED N° 5159/144

**SITE PLAN**  
1" = 40'0"

DATE: 29 DEC, 1986  
REV: 2 FEB, 1987  
REV: 17 FEB, 1987

**OVERCASH HARRIS**  
architects  
Charlotte, NC

#87-76