

PROPOSED SHOPPING CENTER
 CHARLOTTE, NORTH CAROLINA
 FOR: CENTERMARK PROPERTIES
 CHARLOTTE, NORTH CAROLINA

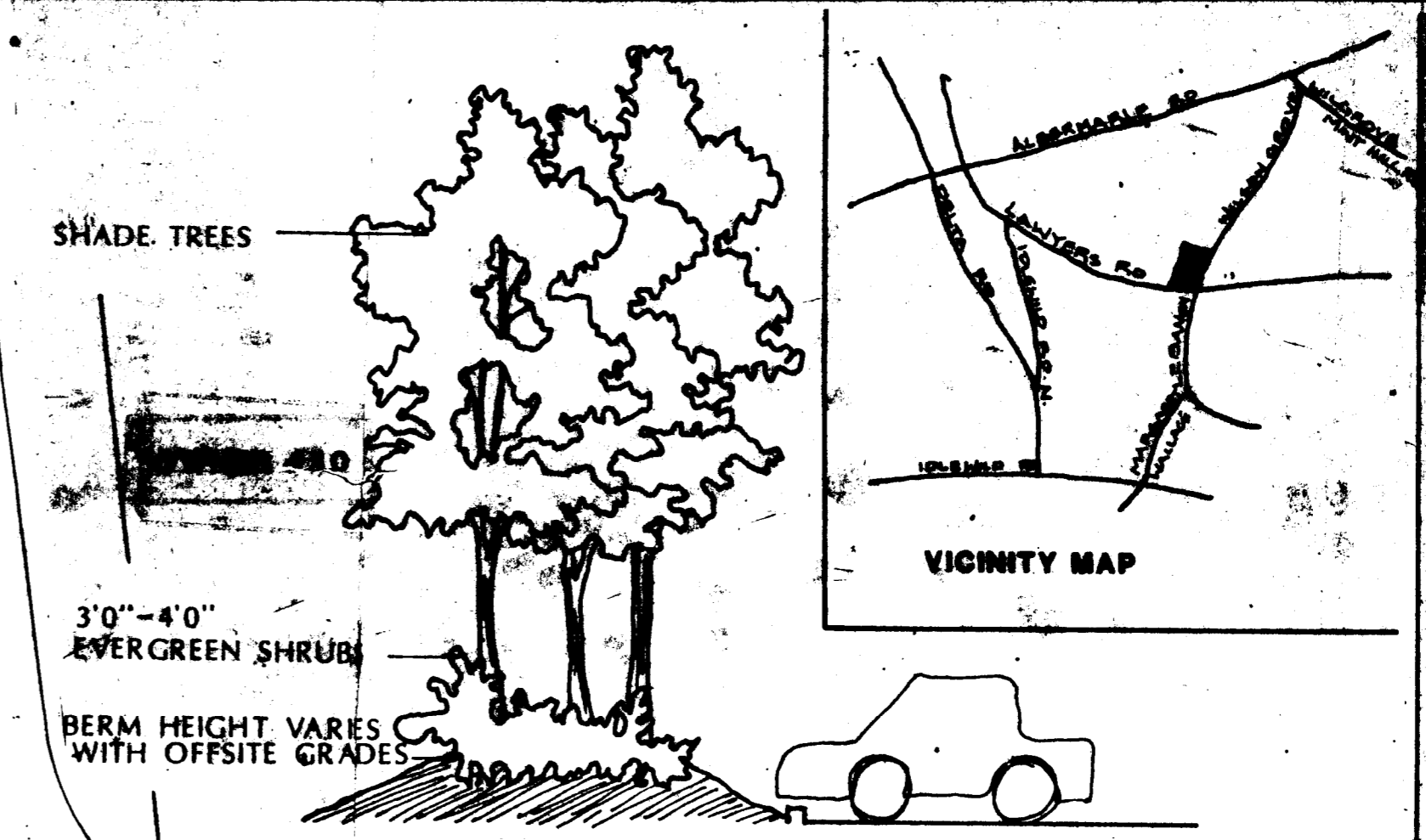
NO	DATE	TITLE

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DATE: **9-1-87**
 DATE PRINTED:
 DATE RELEASED FOR CONSTRUCTION:

Recommend to decision by P.C. 9/24/87

SHEET TITLE:
SITE PLAN
 SHEET NO:
APPROVED BY COUNTY COMM
 DATE: **10/19/87**
 OF 87-47C



SECTION THROUGH BERM
 (LOCATED ALONG THE NORTH AND WEST PROPERTY LINES)
 OWNER #9
 MODEL EXISTING TREES SHALL REMAIN. EXISTING VEGETATION SHALL BE SUPPLEMENTED TO CREATE A VISUAL BUFFER.

TOTAL SITE AREA:	10.293 acres
ZONING EXISTING:	R-9 MF
ZONING PROPOSED:	B1-CD
PRIMARY SHOPPING CENTER AREA:	66,800 s.f.
EXPANSION AREA:	8,400 s.f.
SECONDARY BLDGS. AREA:	6,200 s.f.
TOTAL GROSS FLOOR AREA:	81,200 s.f.
TOTAL PARKING REQ. SHOPPING CENTER:	413 spaces
TOTAL PARKING REQ. SECONDARY BLDGS.:	34 spaces
TOTAL PARKING PROVIDED:	447 spaces

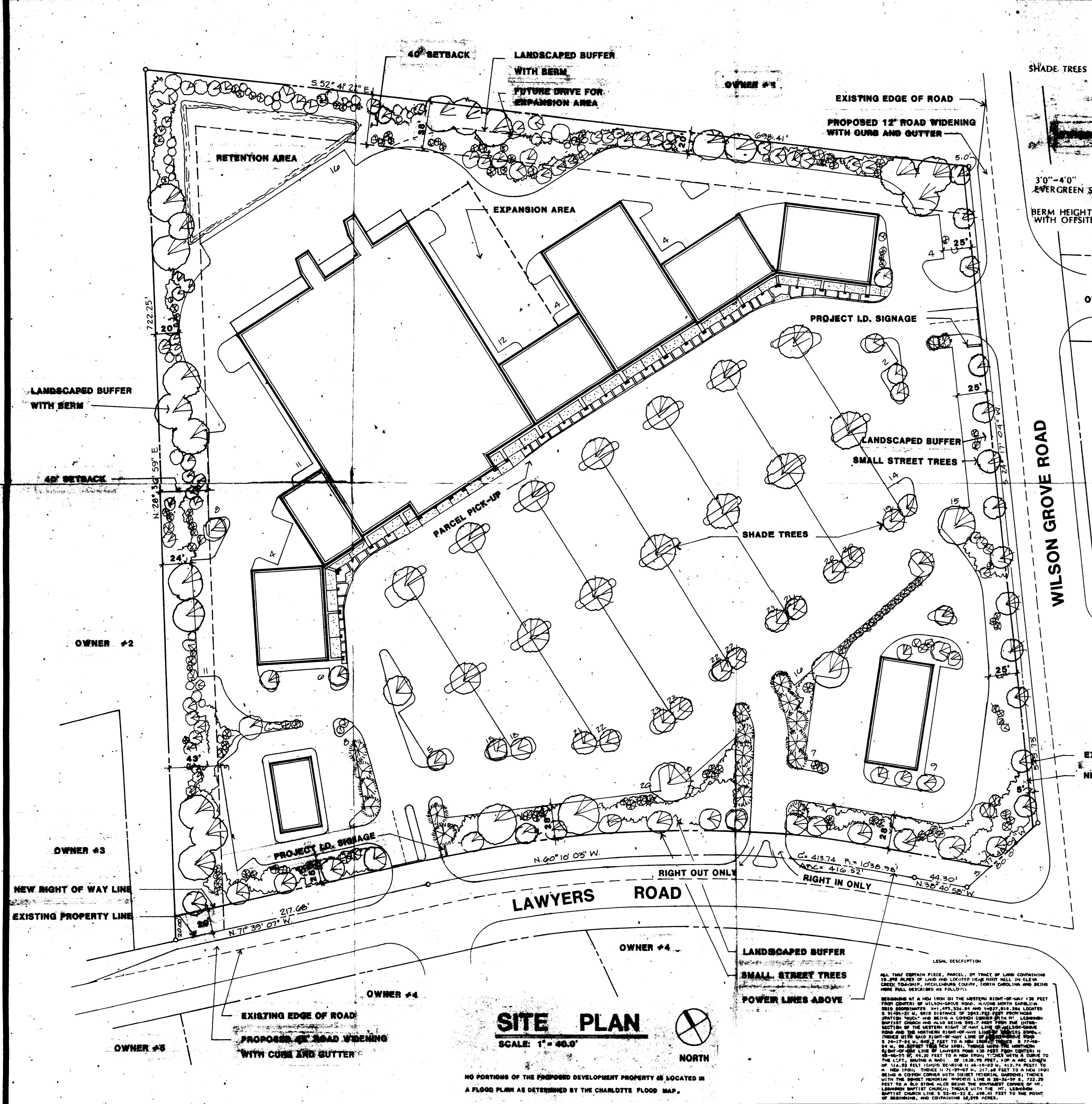
OWNER #8

GENERAL NOTES

- Configuration of buildings, vehicular circulations, access points, and parking are subject to modifications as necessary to accommodate definitive development plans.
- Driveway locations are approximate and subject to review and approval by appropriate authorities.
- Signage will be in accordance with zoning standards.
- Signage will be in accordance with prevailing regulations and designed to complement the visual quality of the project.
- Parking for proposed development shall adhere to all requirements of applicable zoning classifications.
- Landscaped buffers shown between zoning classifications shall retain existing vegetation (if any) and be supplemented by berms and planting where necessary to provide a visual separation of uses.
- Landscaped islands shall be placed in parking areas to avoid large expanses of pavement.
- Care shall be taken to protect and retain existing trees wherever possible on the site.
- The architectural theme for the shopping center will be extended to all free-standing buildings in order that there is continuity of materials and treatment throughout.
- All site improvements will be in conformance with applicable zoning regulations.
- Outparcels shall have no freestanding signs.

ADJACENT LANDOWNERS

Owner #1	189-331-04 Mount Lebanon Baptist Church, trustees 6335 Wilson Grove Road Charlotte, N. C. 28212
Owner #2	109-331-01 Sunset Nursery Gardens, Inc. 6821 Lawyers Road Charlotte, N. C. 28214
Owner #3	109-331-02 Roy B. Hill 8201, Box 19-A Peachland, N. C. 28133
Owner #4	135-181-12 135-181-15 Racoon V. Bell, Jr. 1420 Dunsmuir Lane Charlotte, N. C. 28211
Owner #5	135-181-23 JMS Enterprises, Inc. P. O. Box 26210 Charlotte, N. C. 28210
Owner #6	135-221-10 Murray T. Oulis and Wife 6112 Lawyers Road Charlotte, N. C. 28212
Owner #7	137-013-06 McGraw-Hill Insurance & Realty Co. 429 S. Tryon Street Charlotte, N. C. 28208
Owner #8	137-013-12 McLane Food Systems, Inc. c/o Bank 8530-33-0015 The City Bank Building 8530 Garland, Texas 75045
Owner #9	137-013-02A Choptank Investment Corporation and Meters Insurance & Realty Co. 429 S. Tryon Street Charlotte, N. C. 28202
Owner #10	137-013-04A Berlitz P. Cook and Wife 6300 Wilson Grove Road Charlotte, N. C. 28212
Owner #11	137-013-04B Brown A. Sawhney 7420 Cassberry Drive Charlotte, N. C. 28212



SITE PLAN
 SCALE: 1" = 48.0'

NO PORTIONS OF THE PROPOSED DEVELOPMENT PROPERTY ARE LOCATED IN A FLOOD PLAN AS DETERMINED BY THE CHARLOTTE FLOOD MAP.

LEGAL DESCRIPTION:
 ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND CONTAINING 18.293 ACRES OF LAND AND LOCATED WITHIN THE CITY AND COUNTY OF CHARLOTTE, NORTH CAROLINA, TO-WIT: THE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A NEW IRON ON THE WESTERN RIGHT-OF-WAY (20 FEET FROM CENTER OF WILSON-GROVE ROAD, DIVING NORTH SASELTA OLD BOUNDARIES XXI, 493.234, 81 AND 7987.810, 384 LOCATED S 31-02-12 W, BEING DISTANCE OF 2983.252 FEET FROM INTERSECTION POINT AND BEING A CORNER CORNER WITH THE LEGANON BAPTIST CHURCH AND ALSO BEING 561 FEET FROM THE WESTERN SECTION OF THE WESTERN RIGHT-OF-WAY LINE OF WILSON-GROVE ROAD AND THE NORTHERN RIGHT-OF-WAY LINE OF WILSON-GROVE ROAD; THENCE WITH SAID RIGHT-OF-WAY LINE OF WILSON-GROVE ROAD S 31-02-12 W, 846.2 FEET TO A NEW IRON; THENCE WITH SAID RIGHT-OF-WAY LINE OF WILSON-GROVE ROAD S 31-02-12 W, 846.2 FEET TO A NEW IRON; THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF WILSON-GROVE ROAD S 31-02-12 W, 42.20 FEET TO A NEW IRON; THENCE WITH A CURVE TO THE LEFT, BEING A BENCH OF 1420.30 FEET, 100' A ARC LENGTH OF 114.02 FEET (CROSS BEHIND II 88-10-02 W, 412.74 FEET) TO A NEW IRON; THENCE WITH SAID RIGHT-OF-WAY LINE (20 FEET FROM CENTER) WITH THE BENTON CHURCH (PARTIAL) LINE S 24-29-25 E, 722.25 FEET TO A NEW IRON; THENCE WITH THE BENTON CHURCH (PARTIAL) LINE S 24-29-25 E, 722.25 FEET TO A NEW IRON; THENCE WITH THE BENTON CHURCH (PARTIAL) LINE S 24-29-25 E, 722.25 FEET TO A NEW IRON; BEING A CORNER CORNER WITH SUBJECT ADJACENT PARCELS; THENCE WITH THE BENTON CHURCH (PARTIAL) LINE S 24-29-25 E, 722.25 FEET TO A NEW IRON; BEING THE SOUTHWEST CORNER OF THE LEGANON BAPTIST CHURCH; THENCE WITH THE BENTON CHURCH (PARTIAL) CHURCH LINE S 24-29-25 E, 498.41 FEET TO THE POINT OF BEGINNING; AND CONTAINING 18.293 ACRES.