

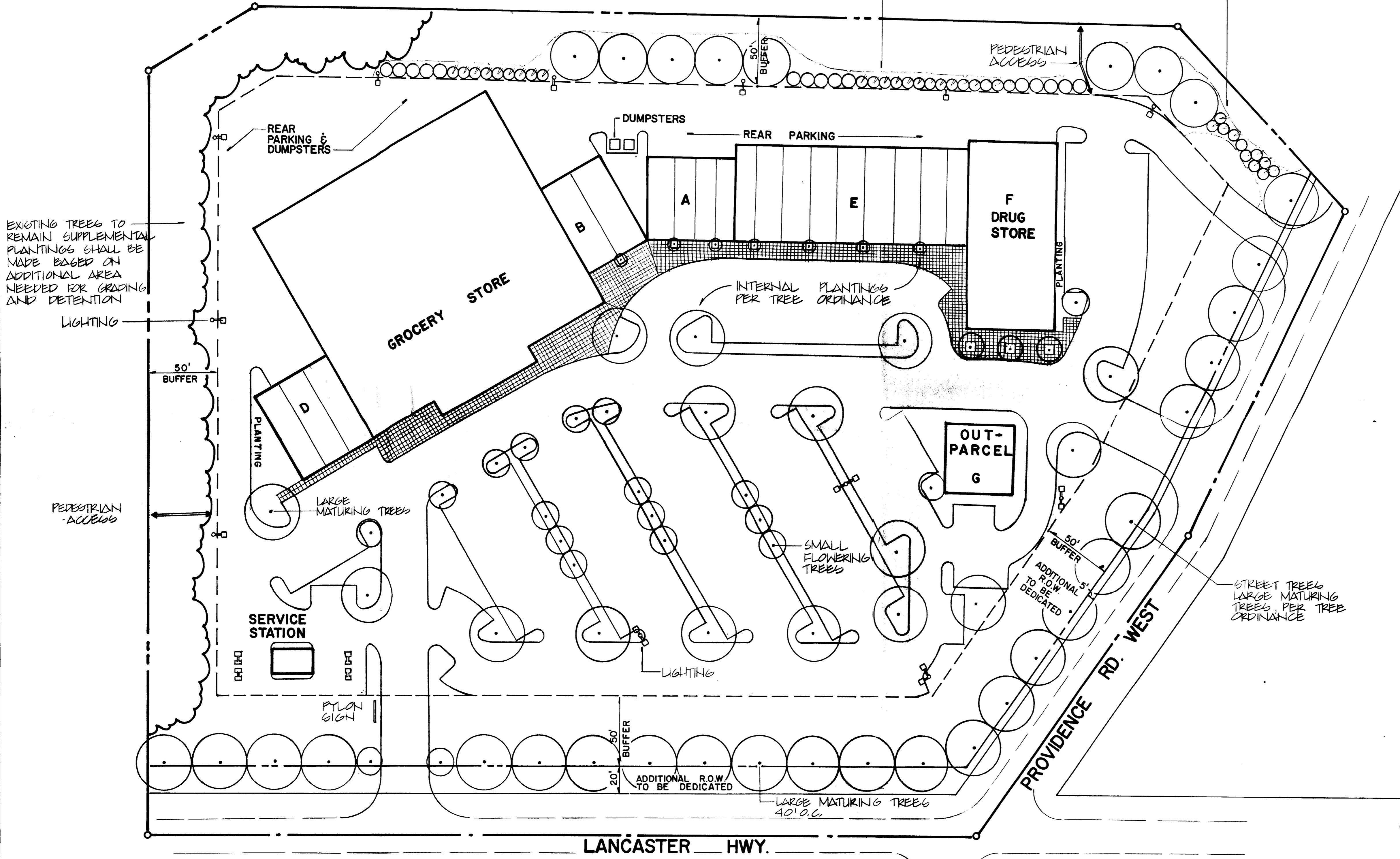
**SCREENING**

SHALL CONSIST OF A COMBINATION OF LARGE MATURING EVERGREEN TREES AND SMALLER EVERGREEN TREES AND SHRUBS.

**PROVIDENCE POINTE PLAZA**

**FOR CENDEVCO INC.**

**REZONING PLAN**

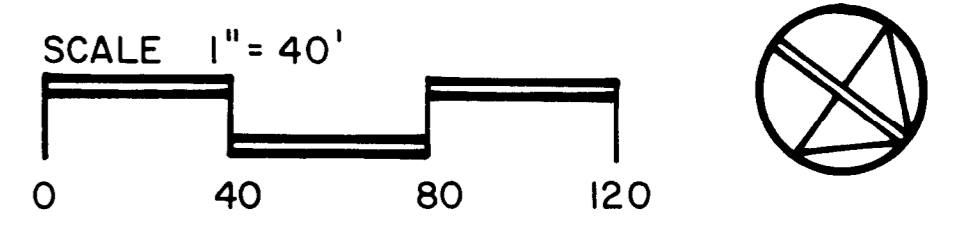


**SITE TABULATION**

ACREAGE		10.38	Ac.
LEASABLE AREA			
RETAIL	A	4,080	S.F.
	B	3,500	S.F.
	D	4,200	S.F.
	E	12,080	S.F.
	G	2,500	S.F.
SUBTOTAL	RETAIL	26,360	S.F.
	GROCERY STORE	35,000	S.F.
	DRUG STORE	8,640	S.F.
TOTAL		70,000	SF
PARKING PROVIDED		397	

APPROVED BY *County Commission*  
DATE 8/15/98

88-38 (c)  
CENDEVCO



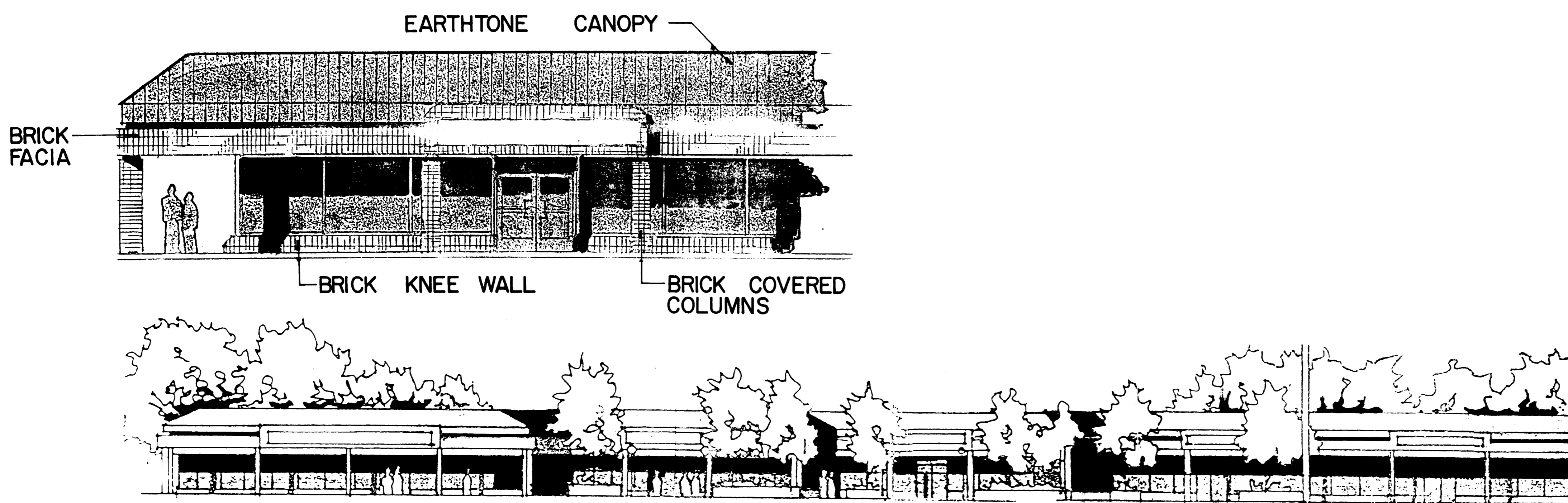
**JMA**  
James McGovern & Associates  
Consulting Engineers

CENDEVCO INC.

REZONING PLAN

PROVIDENCE POINTE PLAZA  
MECKLENBURG CO., N.C.

PROJECT NO.  
186.001  
SHEET 1 OF 2



NOT TO SCALE

**GENERAL NOTES:**

- THE SITE IS LOCATED AT THE INTERSECTION OF A MAJOR THOROUGHFARE (HWY. 521) AND A MINOR THOROUGHFARE (PROVIDENCE ROAD WEST).
- ACCESS TO THE SITE WILL BE PROVIDED ONLY AS SHOWN ON THE PLAN. ACCESS POINTS ARE BASICALLY THE SAME AS THE ORIGINAL APPROVED SITE PLAN AND ARE OF ADEQUATE DISTANCE FROM THE INTERSECTION OF HWY. 521 AND PROVIDENCE ROAD WEST.
- THE SITE HAS A HIGH VISIBILITY FROM ALL DIRECTIONS.
- THE DESIGN EXCEEDS THE REQUIREMENTS AS OUTLINED IN THE ADDENDUM TO THE SOUTH MECKLENBURG INTERIM DISTRICT PLAN AND THE MECKLENBURG COUNTY ORDINANCE.
- A 50-FOOT BUFFER IS DESIGNED AROUND THE ENTIRE SITE. PEDESTRIAN ACCESS TO THE SITE IS PROVIDED FOR IN THE PLAN.
- LANDSCAPE BUFFERS SHOWN BETWEEN ZONING CLASSIFICATIONS SHALL RETAIN EXISTING VEGETATION WHEREVER POSSIBLE AND SHALL BE SUPPLEMENTED AS NECESSARY TO PROVIDE A VISUAL SEPARATION.
- LANDSCAPED ISLANDS ARE SPACED IN PARKING AREAS TO AVOID LARGE EXPANSIONS OF PAVEMENT. LARGE AND SMALL MATURING TREES AND SHRUBBERY SHALL BE PLANTED IN ISLANDS TO SUPPLEMENT EXISTING TREES.
- ELEVATIONS OF THE BUILDING POSSESS ARCHITECTURAL CHARACTERISTICS WHICH ARE RESIDENTIAL IN NATURE. THE ONLY STRUCTURE OF ANY SIZE IN THE IMMEDIATE AREA IS THE HARRISON UNITED METHODIST CHURCH. THE BUILDING FEATURES OF THESE TWO BUILDINGS ARE HARMONIOUS.
- SINCE THERE ARE NO SIGNIFICANT RESIDENTIAL NEIGHBORHOODS WITHIN A REASONABLE DISTANCE FROM THE SITE, THERE SHOULD NOT BE ANY DISRUPTION TO TRAFFIC FLOWS.
- ATTACHED LIGHTING PLAN SHOULD PROVIDE ADEQUATE SECURITY AND SAFETY WITHOUT IMPACTING ADJACENT PROPERTIES. LIGHTS ARE LOCATED AMONG TREES TO MINIMIZE GLARE.
- SIGNS WILL BE BUILT AND LOCATED IN ACCORDANCE WITH THE SIGN ORDINANCE IN EFFECT AT THE TIME OF DEVELOPMENT. SIGNS WILL BE CONSTRUCTED OF MATERIAL WHICH IS COMPATIBLE WITH SITE BUILDINGS.
- THE SITE IS 3.2 MILES SOUTH OF THE PINEVILLE TOWN CENTRE MARKET (FOOD LION, ECKHARDT DRUGS, ETC.) LOCATED IN PINEVILLE AT HWY. 521 AND LEE STREET.
- BUILDING LAYOUT MAY BE ALTERED TO ACCOMMODATE GRADING, DRAINAGE, ETC.
- DUMPSTERS ARE LOCATED IN REAR OF BUILDING (A & B RETAIL AREA).
- FIVE FEET ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED ON PROVIDENCE ROAD WEST AS OUTLINED ON ORIGINAL ZONING PLAN.
- TWENTY FEET ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED ON HIGHWAY 521 AS OUTLINED ON ADDITIONAL ZONING PLAN.
- PROVIDENCE ROAD WEST WILL BE WIDENED TO 12' FROM CENTERLINE ON SOUTH SIDE FOR LENGTH OF PROPERTY.
- A LEFT TURN LANE WILL BE PROVIDED ON HIGHWAY 521 FOR TURNS INTO SHOPPING CENTER.
- THE FOLLOWING BUSINESSES WILL NOT BE ALLOWED IN ANY OF THE 70,000 SQUARE FEET OF RETAIL SPACE:
  - ADULT BOOKSTORES
  - ADULT ENTERTAINMENT
  - BARNS AND/OR LOUNGES
  - PRIVATE CLUBS FOR THE PURPOSE OF ADULT ENTERTAINMENT OR CONSUMPTION OF ALCOHOLIC BEVERAGES

**JMA**  
James McGovern & Associates  
Consulting Engineers

CENDEVCO INC.

ELEVATIONS & DETAILS

PROVIDENCE POINTE PLAZA  
MECKLENBURG CO., N.C.

PROJECT NO.  
186.001  
SHEET 2 OF 2