

**GENERAL CONDITIONS:**

1. WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, MODIFICATION OF BUILDING SHAPES, SIZES AND LOCATIONS AND ASSOCIATED DEVIATIONS IN THE PARKING LOT CONFIGURATIONS MAY OCCUR AS PART OF THE FINAL SITE DESIGN. IN NO EVENT SHALL BUILDING(S) ON TRACT A BE LOCATED OUTSIDE THE BUILDING DEVELOPMENT AREA.
2. WHILE LOCATIONS MAY VARY SOMEWHAT, THE PLAN DEPICTS THE MAXIMUM NUMBER OF ACCESS POINTS FROM THE PUBLIC STREETS.
3. THE TWO EXISTING ACCESS POINTS FROM U.S. 74 SHALL BE ABANDONED WHEN THE THOROUGHFARE IS CONVERTED TO EXPRESSWAY STANDARDS.
4. PARKING LOTS SHALL MEET APPLICABLE ZONING ORDINANCE REQUIREMENTS AS TO NUMBER, SIZE AND DESIGN. IN ADDITION, ALL PARKING SHALL BE DESIGNED TO PROVIDE INTERNAL LANDSCAPED ISLANDS IN ORDER TO AVOID UNBROKEN AND EXPANSIVE PAVEMENT AREAS.
5. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCE REQUIREMENTS. SUCH SIGNAGE SHALL BE COMPATIBLE WITH THE BUILDING(S) ARCHITECTURAL DESIGN AND MATERIALS. NO OUTDOOR BILLBOARDS MAY BE PLACED ON THE SITE. PERMANENT PROJECT IDENTIFICATION SIGNS AND DIRECTORY SIGNS MAY BE LOCATED WITHIN THE BUFFER AREAS.
6. BUFFER AREAS:

TRACT A: THERE WILL BE A 35 FOOT WIDE BUFFER AREA ADJACENT TO THE PROPOSED 60 FOOT COLLECTOR STREET AND U.S. 74 (INDEPENDENCE BOULEVARD). WHERE THERE IS EXISTING VEGETATION, THERE WILL BE ONLY A LIMITED AMOUNT OF CLEARING IN ORDER TO PRESERVE AND ENHANCE THE HEALTHIEST VEGETATION. EXISTING VEGETATION WILL BE SUPPLEMENTED WITH NEW LANDSCAPE PLANTINGS IN ORDER TO COMPLEMENT EXISTING VEGETATION. A 50 FOOT BUFFER IS PROPOSED ADJACENT TO TRACT B (PROPOSED MULTI-FAMILY TRACT). THE MAJORITY OF THIS BUFFER IS HEAVILY WOODED AND THESE AREAS WILL BE LEFT UNDISTURBED. WHERE EXISTING VEGETATION IS INSUFFICIENT TO FORM AN ADEQUATE SCREEN, A COMBINATION OF A MINIMUM 4 FOOT HIGH EARTH BERM (OR AN 8 FOOT SOLID SCREEN FENCE), AND EVERGREEN TREES AND SHRUBS WILL BE PROVIDED IN ORDER TO PROVIDE PRIVACY TO THE PROPOSED MULTI-FAMILY UNITS. A PEDESTRIAN ACCESS WILL BE PROVIDED THROUGH THE 50 FOOT BUFFER AREA IN ORDER TO PROVIDE A DEFINED AND ENHANCED PEDESTRIAN CONNECTION TO THE B-1SCD PARCEL. THERE WILL BE NO STRUCTURES OR PARKING IN ANY OF THE PROPOSED BUFFER AREAS.

TRACT B: THERE WILL BE A 35 FOOT WIDE BUFFER ADJACENT TO THE PROPOSED 60 FOOT COLLECTOR STREET. THE MAJORITY OF THIS BUFFER IS HEAVILY WOODED AND THESE AREAS WILL BE LEFT UNDISTURBED. WHERE EXISTING VEGETATION IS INSUFFICIENT TO FORM AN ADEQUATE SCREEN, A COMBINATION OF A MINIMUM 4 FOOT HIGH EARTH BERM, DECIDUOUS STREET TREES AND EVERGREEN TREES AND SHRUBS WILL BE PROVIDED. ADDITIONALLY, A 50 FOOT WIDE BUFFER WILL BE PROVIDED ADJACENT TO MARGARET WALLACE ROAD. THERE IS VERY LITTLE EXISTING VEGETATION WITHIN THIS BUFFER AREA, THUS A COMBINATION OF A MINIMUM 6 FOOT HIGH EARTH BERM, DECIDUOUS STREET TREES AND EVERGREEN TREES AND SHRUBS WILL BE PROVIDED. THERE WILL BE NO BUILDINGS OR PARKING ALLOWED IN ANY OF THE PROPOSED BUFFER AREAS.

7. AS IS PRACTICAL, EXISTING TREES AND EXISTING TOPOGRAPHY WILL BE RETAINED. SELECTIVE CLEARING OF UNDERBUSH AND SUBSTANDARD EXISTING TREES WILL BE ALLOWED IN ORDER TO ESTABLISH A UNIFIED LANDSCAPE THEME AND A MANICURED APPEARANCE.
8. THE PROPOSED 60 FOOT COLLECTOR STREET TO SERVE AS A CONNECTION BETWEEN U.S. 74 AND MARGARET WALLACE ROAD WILL BE BUILT IN CONJUNCTION WITH THE DEVELOPMENT OF TRACTS A AND B IN ORDER TO PROVIDE ACCESS TO THE PROPOSED DEVELOPMENT PARCELS.
9. IT IS THE INTENTION TO ORIENT TRACT A TO THE PROPOSED 60 FOOT COLLECTOR STREET IN ORDER TO AVOID A STRIP COMMERCIAL APPEARANCE ALONG U.S. 74. THE MAJOR ACCESS POINTS SERVING TRACT B WILL BE FROM THE PROPOSED 60 FOOT COLLECTOR STREET.
10. AN ADDITIONAL 10 FEET OF LAND ADJACENT TO MARGARET WALLACE ROAD WILL BE DEDICATED FOR FUTURE TRANSPORTATION IMPROVEMENTS IN ORDER TO ASSIST IN UPGRADING MARGARET WALLACE ROAD TO MINOR THOROUGHFARE STANDARDS. THIS ADDITIONAL 10 FEET SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE DEVELOPMENT OF ANY PHASE ADJACENT TO THE AFFECTED PORTION OF R.O.W.
11. A RIGHT TURN/DECELERATION LANE WILL BE PROVIDED FROM U.S. 74 TO SERVE THE TEMPORARY ACCESS POINTS.
12. A LEFT HAND TURN LANE WILL BE CONSTRUCTED FROM MARGARET WALLACE ROAD TO THE PROPOSED 60 FOOT COLLECTOR STREET.
13. ADDITIONAL PAVEMENT WILL BE ADDED ALONG MARGARET WALLACE ROAD IN ORDER TO PROVIDE A 12 FOOT LAND AS MEASURED FROM THE CENTERLINE OF THE EXISTING PAVEMENT.
14. THE TOPOGRAPHY, AS INDICATED ON THIS PLAN, WAS TAKEN FROM THE CITY OF CHARLOTTE AERIAL TOPOGRAPHY SHEETS.
15. THE AREA BETWEEN THE FLOOD DISTRICT ENCROACHMENT BOUNDARY AND MCALPINE CREEK WILL BE DONATED TO THE MECKLENBURG COUNTY GREENWAY SYSTEM. THIS AREA WILL BE DONATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS PRIOR TO THE DEVELOPMENT OF ANY PHASE ADJACENT TO THE AFFECTED PORTION OF GREENWAY.

**TRACT B: PROPOSED USE: MULTI-FAMILY HOUSING**  
**EXISTING ZONING — R-9**  
**PROPOSED ZONING — R-12MF(CD)**  
**140 TOTAL DWELLING UNITS**  
**±10.18 ACRES NET**  
**13.75 DU/ACRE**

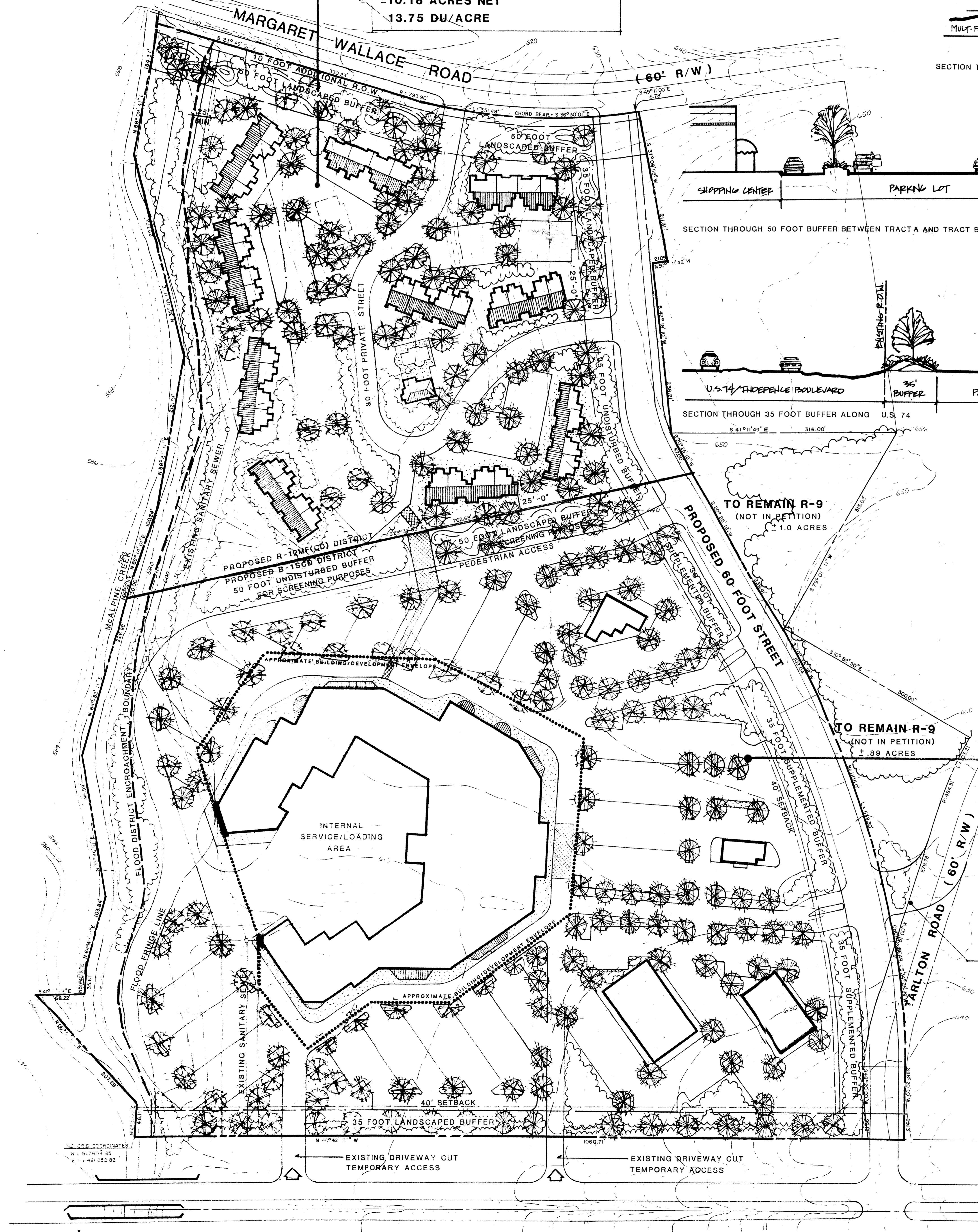
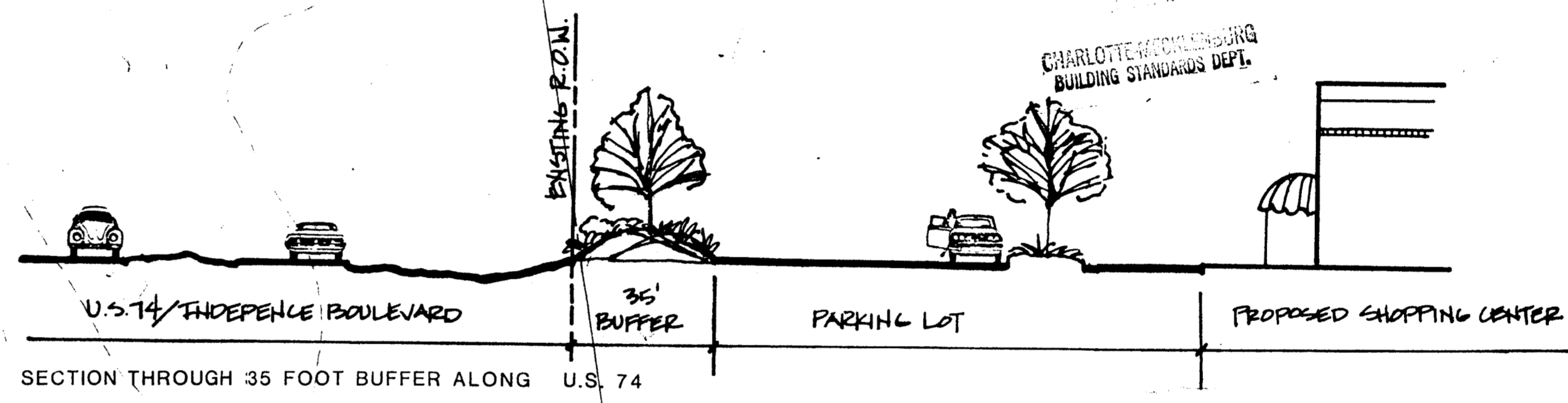
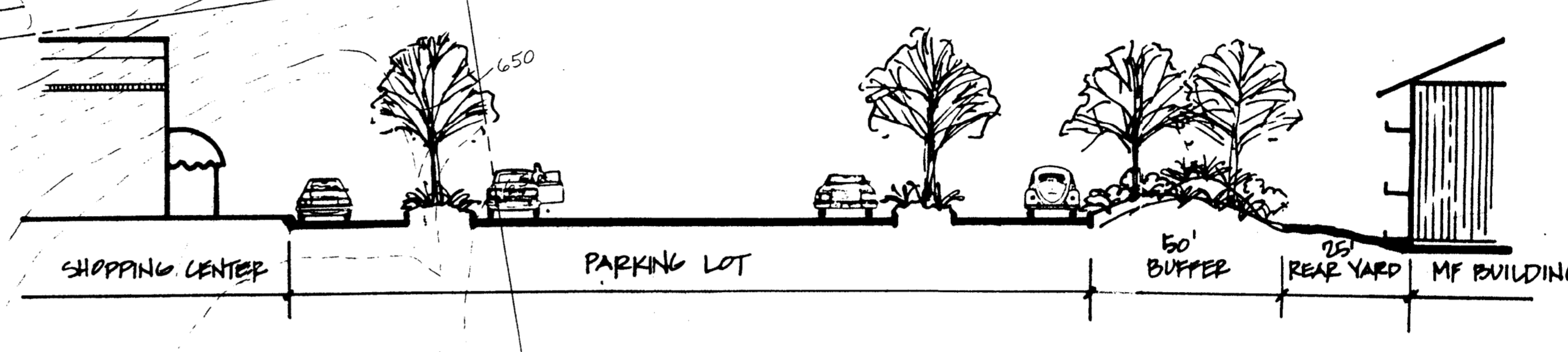
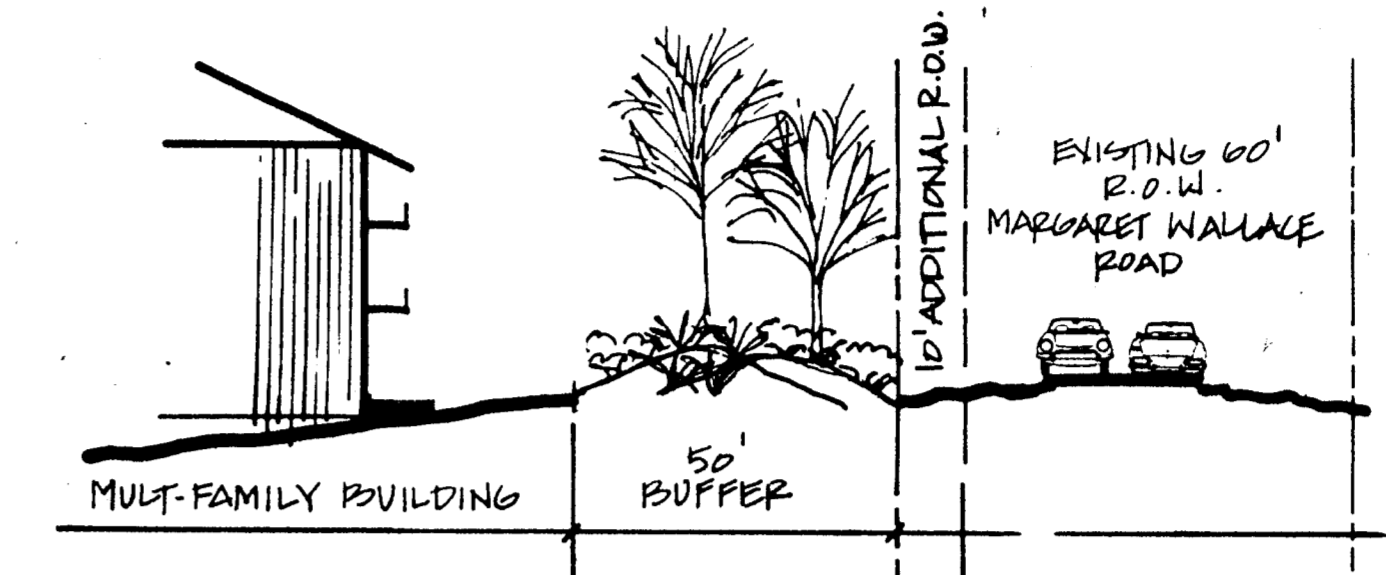
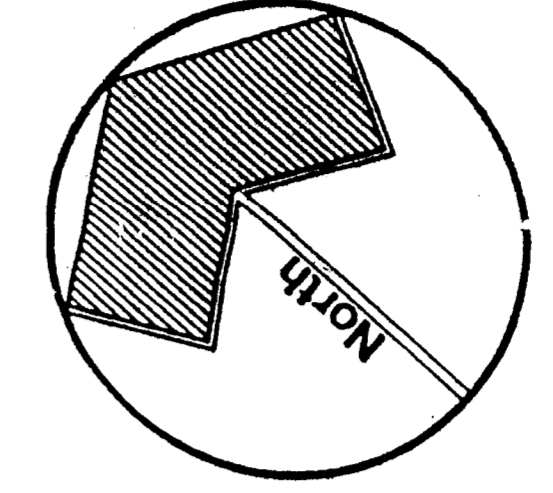
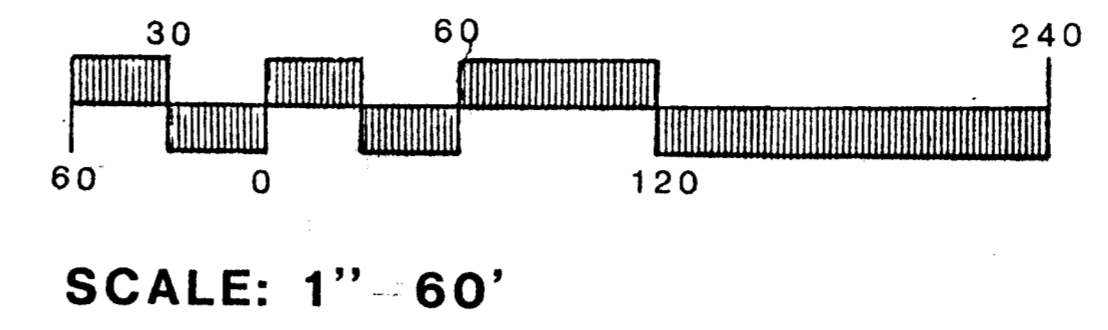
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APPROVED BY CITY COUNCIL  
 DATE: 4/21/88

**C.D. REZONING SITE PLAN**

**PAPPAMIEL DEVELOPMENT CORPORATION**  
 P/N # 193-071-18  
 Information at the Corner of  
**GNA** GIFFORD NIELSON ASSOCIATES, INC. Talton  
 LANDSCAPE ARCHITECTURE • ENGINEERING • LAND PLANNING • SURVEYING  
 1710 CHARLOTTE PLAZA CHARLOTTE, N.C. 28244  
 (704) 373-1907

PROJECT # 22836 6/22/88



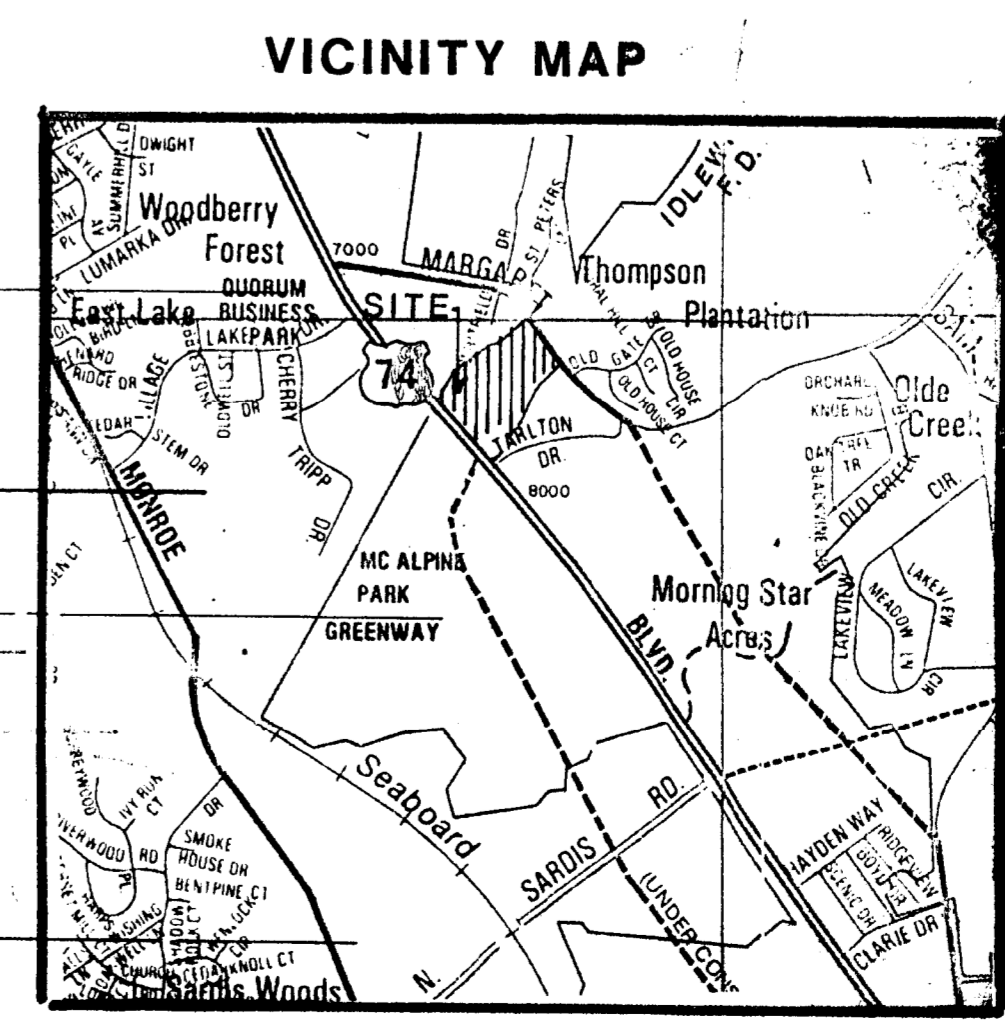
**OVERALL SITE DATA**

- ± 31.83 TOTAL ACRES
- TRACT A — ± 10.78 ACRES  
 .60 ACRES IN 60' STREET  
 ± 10.18 NET ACRES
- TRACT B — ± 21.05 ACRES  
 1.33 ACRES IN 60' STREET  
 ± 19.72 NET ACRES

**TRACT A:**

- EXISTING ZONING — B-2  
 R-9
- PROPOSED ZONING — B-1SCD
- 125,000 S.F. MAXIMUM  
 (INCLUDING ACCESSORY USE PARCELS)
- ± 19.72 ACRES NET
- PROPOSED USE: RETAIL SHOPPING CENTER (USES AS PERMITTED IN B-1SCD DISTRICT)

**TARLTON DRIVE RE-ALIGNMENT**  
 EXACT CONFIGURATION ON TARLTON CONNECTION TO BE DETERMINED BY COUNTY ENGINEERING OFFICIALS



INDEPENDENCE BOULEVARD - U.S. HWY. 74